

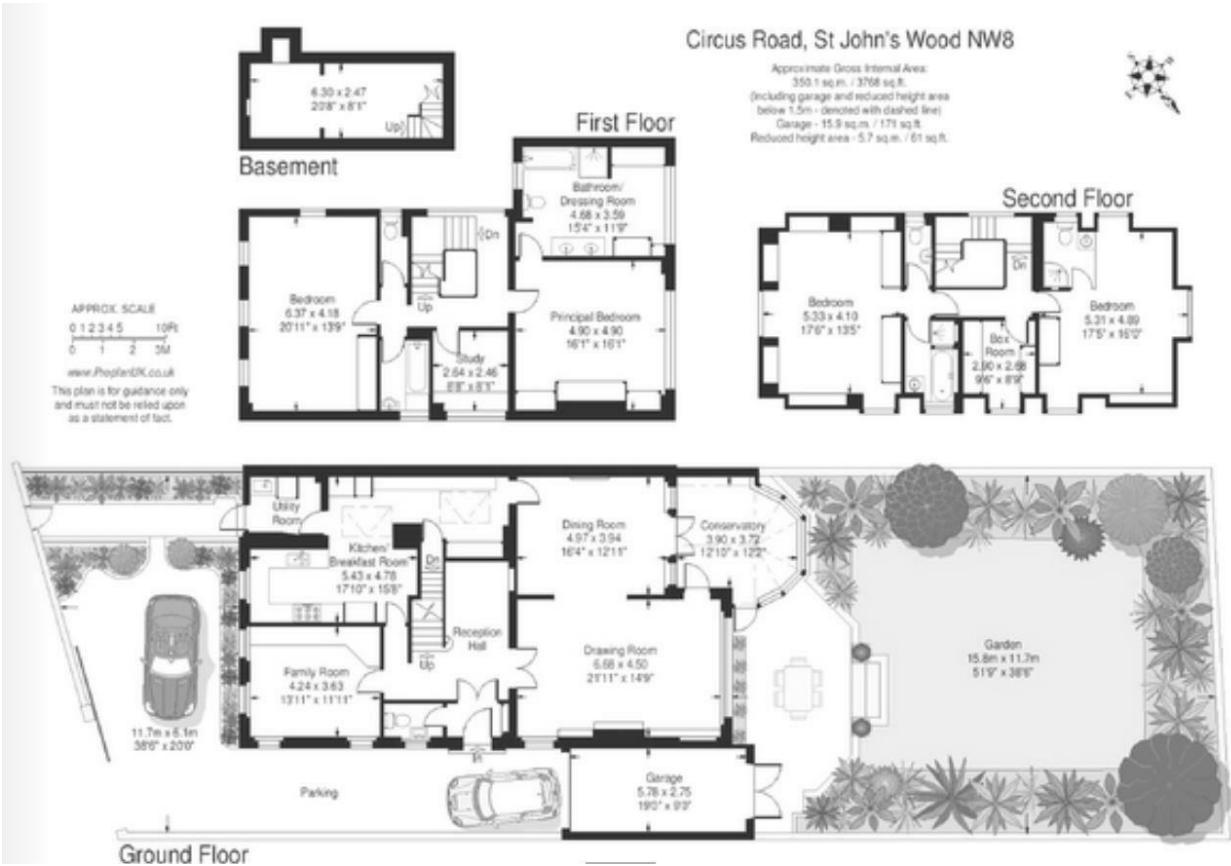
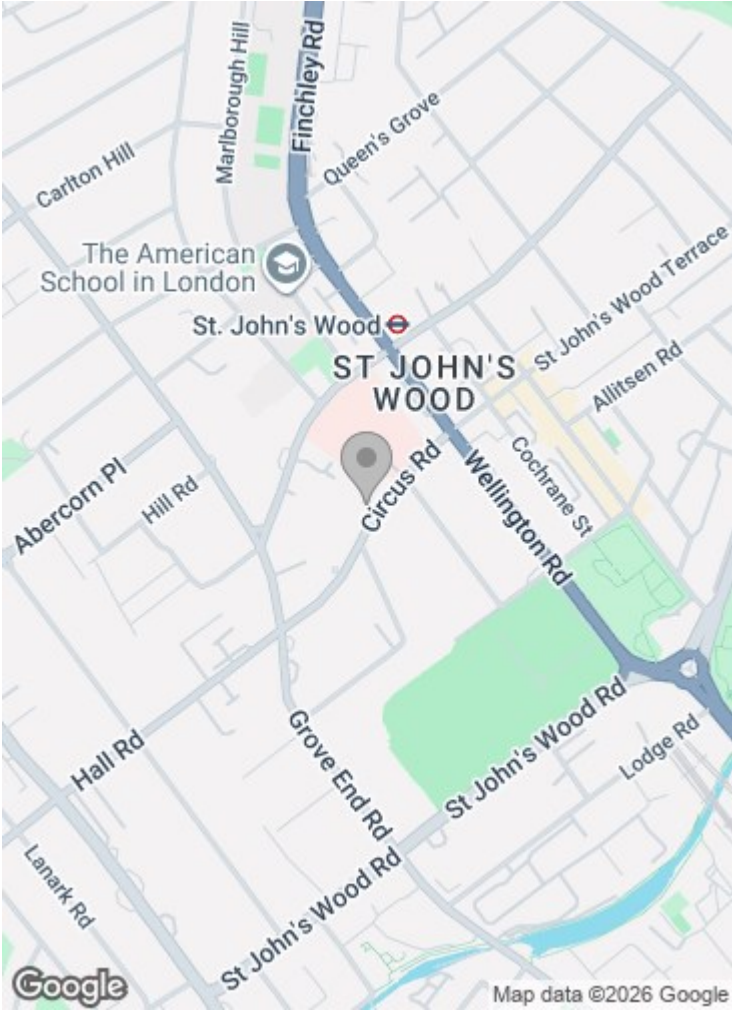


Circus Road St John's Wood NW8 9SE

£8,500 per week

This exceptional home is arranged over three floors and has been extended and refurbished to an outstanding standard, creating a sophisticated contemporary house with generous proportions throughout including five bedrooms, six bathrooms and three reception rooms, each finished to an exceptional standard. A grand entrance hall sets the tone which unfolds into a sequence of remarkable living spaces washed with natural light. At its heart lies a striking principal reception room, framed by 13 Maxlight floor to ceiling Crittall style doors and expansive sight-lines that draw the eye from the stairwell through the living areas to the garden beyond. A second reception room provides further flexible space, while the impressive designer kitchen by The White Kitchen Company, featuring Dekton Khalo worktops and Gaggenau appliances is complemented by a separate chefs/commercial kitchen, a rare and highly practical asset for larger scale hosting.

The property is superbly positioned on Circus Road within the highly regarded St John's Wood Conservation Area, offering an enviable setting in one of North West London's most desirable residential enclaves. It is ideally located for the amenities of St John's Wood High Street, with its array of boutiques, cafes and restaurants, as well as excellent transport links via the Jubilee Line Underground. The area is renowned for its green open spaces, with Regent's Park and Primrose Hill both close at hand, providing some of London's most celebrated outdoor and leisure spaces. The location is also particularly well served by outstanding educational facilities, including a number of highly regarded independent schools such as The American School in London



Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particular shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

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