



Circus Road, St John's Wood, London NW8

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# Circus Road, St John's Wood, London NW8

An excellent Grade II listed detached house, set across two floors and superbly positioned on a prominent corner plot.

This extraordinary eight bedroom lateral house, believed to have been built circa 1809/1810, provides 8,784 sq ft of accommodation, including a garage and pool house surrounded by a landscaped walled garden, a plot approaching half an acre which is southwest-facing. The ornately appointed home has a magnificent galleried reception hall with exceptional entertaining space, a grand drawing room featuring 3.55m ceiling heights, and a 29ft dining room. Further reception rooms include a family room, library, and study with a large kitchen/breakfast room and utility/laundry room.



**Guide price:** £25,000,000

**Tenure:** Freehold

**Local authority:** City of Westminster

**Council tax band:** H

The first floor provides an exceptional 30ft principal suite with two dressing rooms and en suite bathrooms. There are six bedrooms, all with en suite bath/shower rooms. The garden is unique, with many large mature trees creating privacy and seclusion.

The landscaping provides outdoor dining, a BBQ area, and a superb pool house and gym. The large carriage driveway provides secure off street parking for numerous cars and an integral garage and storage behind a walled and gated entrance.









## Location

The site is located at the corner of Circus Road and Elm Tree Road and lies within the St John's Wood Conservation Area. The house is well situated for the local amenities of St John's Wood with many boutiques, cafes, restaurants and green spaces, including Regent's Park and Primrose Hill. Many independent schools are in the surrounding area, including The American School in London.





















## Circus Road, NW8

Approximate Area = 712.5 sq m / 7669 sq ft  
(Including Garage / Excluding Void)

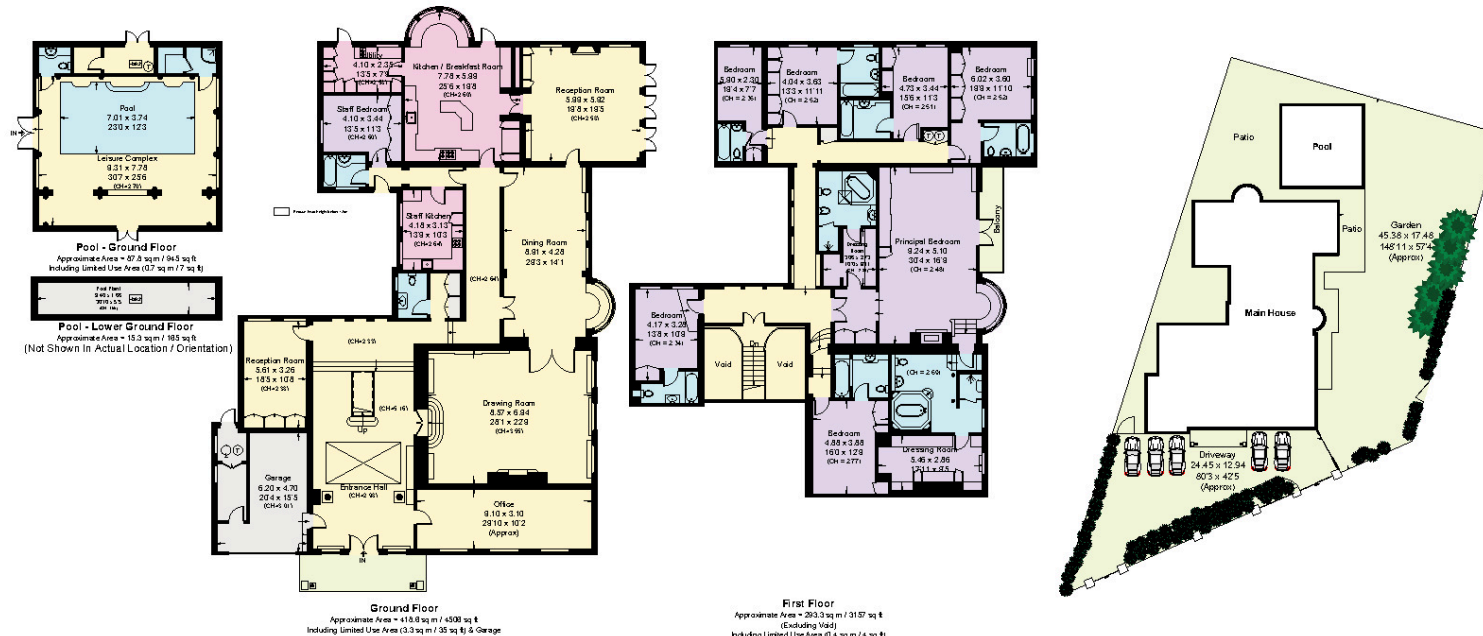
Pool House = 103.6 sq m / 1115 sq ft

Total = 816.1 sq m / 8784 sq ft

Including Limited Use Area (5.3 sq m / 57 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2023. Photographs and videos dated February 2023.

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