



Lodge Road, St. John's Wood, NW8

Asking Price: £1,050,000

 Benham
& Reeves

Lodge Road, St. John's Wood, NW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A spectacular one-bedroom apartment located on the 6th floor in the sought-after Compton development, a luxury new development in St. John's Wood.

The Compton is an exclusive collection of apartments and penthouses, developed by Regal London and designed in collaboration with Simon Bowden architects and world-famous interior designer Kelly Hoppen.

This stunning apartment further benefits from having two balconies, underfloor heating and comfort cooling, 24-hour concierge service, a residents-only gymnasium, and secure underground parking.

The Compton is situated in St. John's Wood within close proximity to the exclusive high street filled with chic boutiques and charming cafes, the open spaces of Regent's Park, and St. John's Wood Underground station (Jubilee Line).

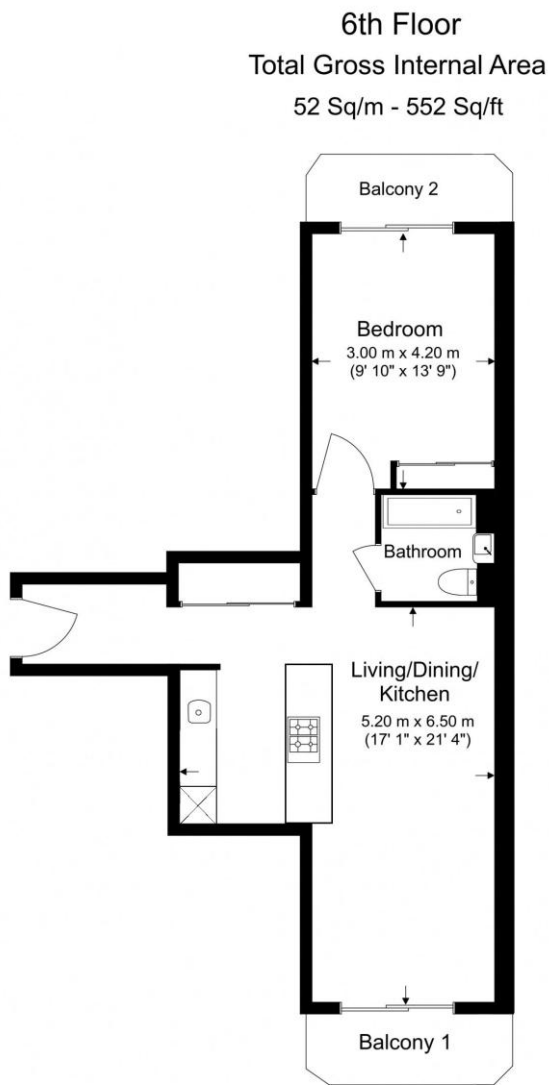




Property Features:

- Stunning 1 Bedroom Apartment
- 6th Floor
- Concierge
- Secure Underground Parking
- Gym
- Exclusive Purpose Built Block
- High Specification Finish





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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 31/12/3017
Approximately 992 Years Remaining

Ground Rent: £500.00 (per annum)

Service Charge: £9,137.55 (per annum)
Extra Car Park Service Charge of £586.76 pa

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM250087

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W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

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