

## Rowley Way, St John's Wood, NW8 £650,000 Subject to contract

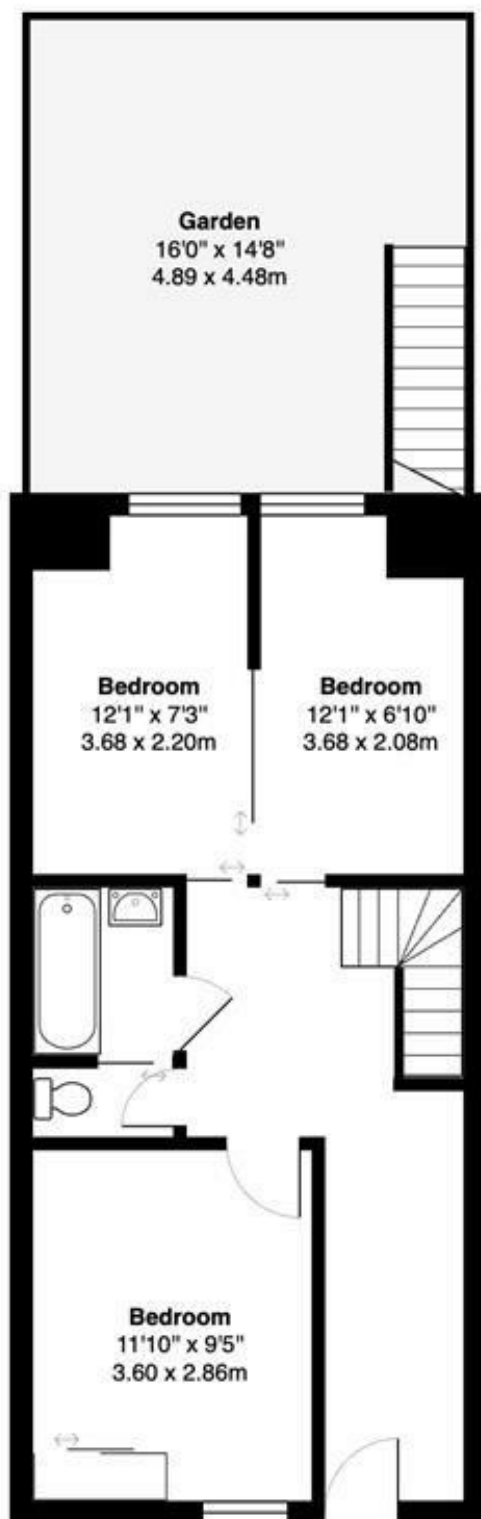
We are excited to offer this wonderful 3-bedroom ex-local authority duplex with south-facing patio-garden and balcony located on Rowley Way in the iconic modernist Alexandra & Ainsworth Estate in St John's Wood.

The apartment has circa 920 sq ft of very well-planned living space, with original features such as the timber staircase, fitted wardrobes, glazed timber framed sliding doors and the internal sliding doors that enable rooms to be partitioned or to be used as bright open-plan accommodation.

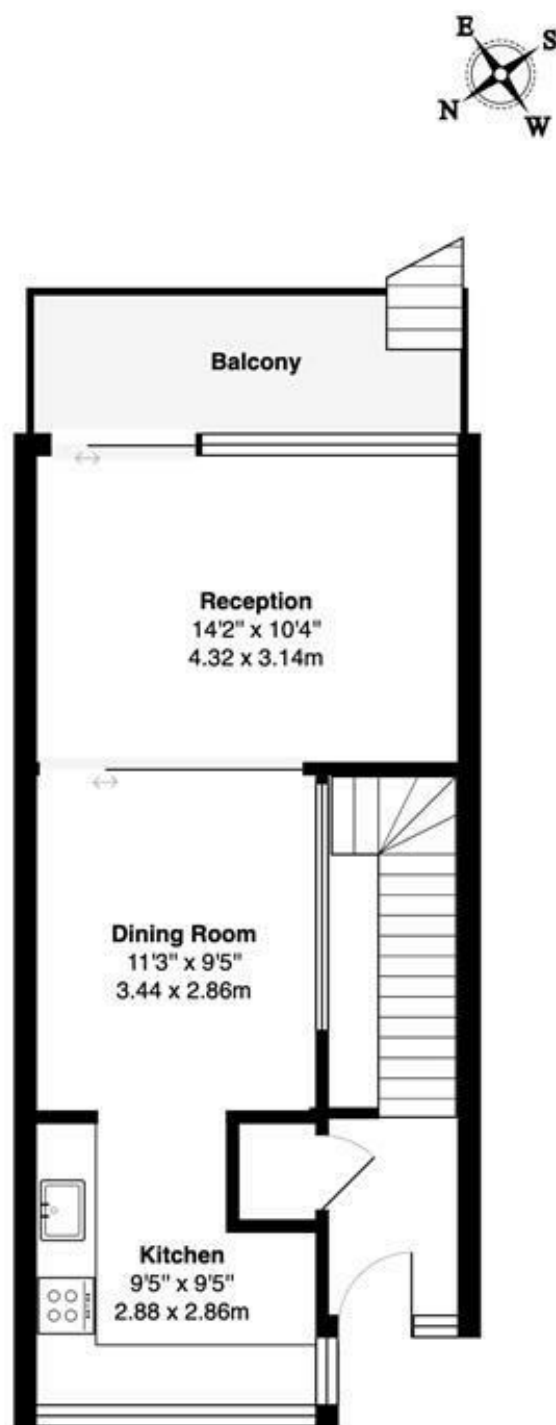
The raised ground floor contains a bright, airy open-plan kitchen-dining-reception area opening directly onto a south-facing balcony. The internal timber staircase leads to the lower ground floor with a spacious, versatile landing, a family bathroom and three bedrooms. One bedroom has access to a paved front courtyard and the other two have full-height glazed timber framed doors which open onto the private rear patio-garden.







**Lower Ground Floor**



**Ground Floor**

**Rowley Way St John's Wood, NW8**

**Total Gross Area: 920 ft<sup>2</sup> ... 85.5 m<sup>2</sup>**

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

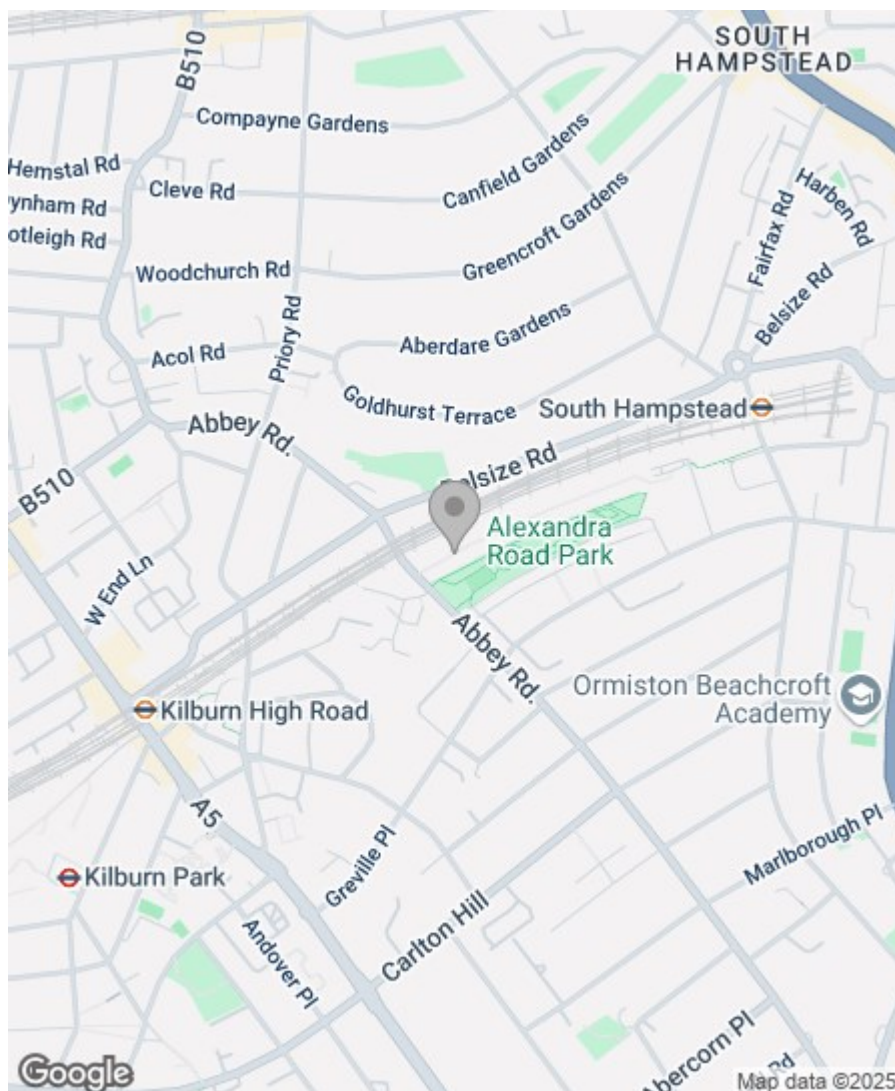


## Property Overview


Location	St John's Wood, NW8
Price	£650,000
Bedrooms	3
Bathrooms	1
Receptions	2
Tenure	Leasehold
Council	Camden
Tax Band	D
Current Ground Rent	£10pa
Service Charge	£4,135.45 pa ( Including Heating and Hot water )
Term	125 years from 1997 - 97 Years Remain

## Key Features

- Very well planned living
- Over two floors
- Balcony
- Private Garden
- Superb Location
- Popular Development
- Chain Free
- Sole Agents



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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