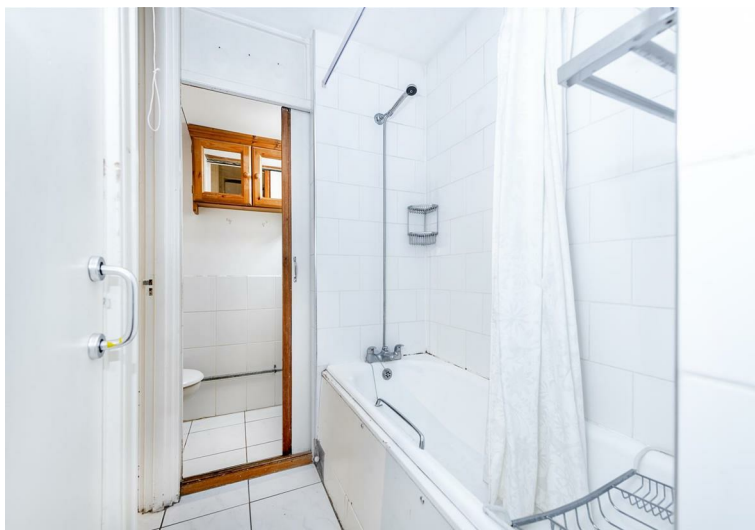
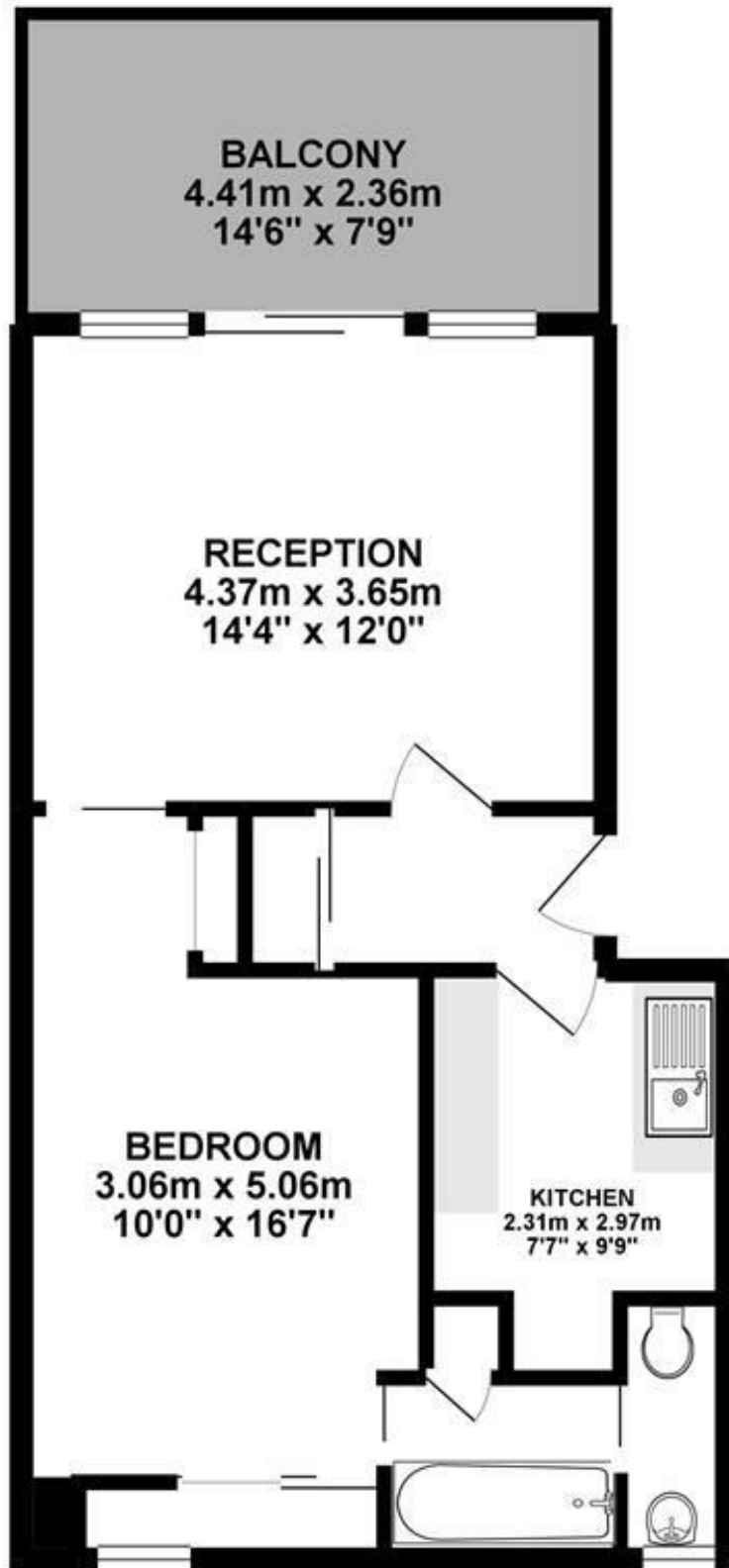


## Rowley Way, St John's Wood NW8 £325,000 Subject to contract

Set in this iconic Grade II listed development, off Abbey Road, designed by the revered Modernist Architect Neave Brown, we are delighted to offer this very well designed apartment with balcony. Arranged on the second floor and comprising circa 485 sq ft (45.13 sq m ) the apartment is very well designed and arranged as a large reception with private balcony, double bedroom with fitted storage, bathroom and separate kitchen. The property would benefit from internal refurbishment. Ideally located, only moments from Abbey Road with Bus route 189 to Brent Cross and Bus Route 139 to Baker Street and West Hampstead. Swiss Cottage and St John's Wood ( Jubilee Line ) are also within a short walk. The apartment also has a variety of shops, cafe's and restaurants on its doorstep. Communal Heating and Hot water included in Service Charge.



2ND FLOOR 45.13 sq. m.  
( 485.78 sq. ft. )



TOTAL FLOOR AREA : 45.13 sq. m. ( 485.78 sq. ft. ) approx.

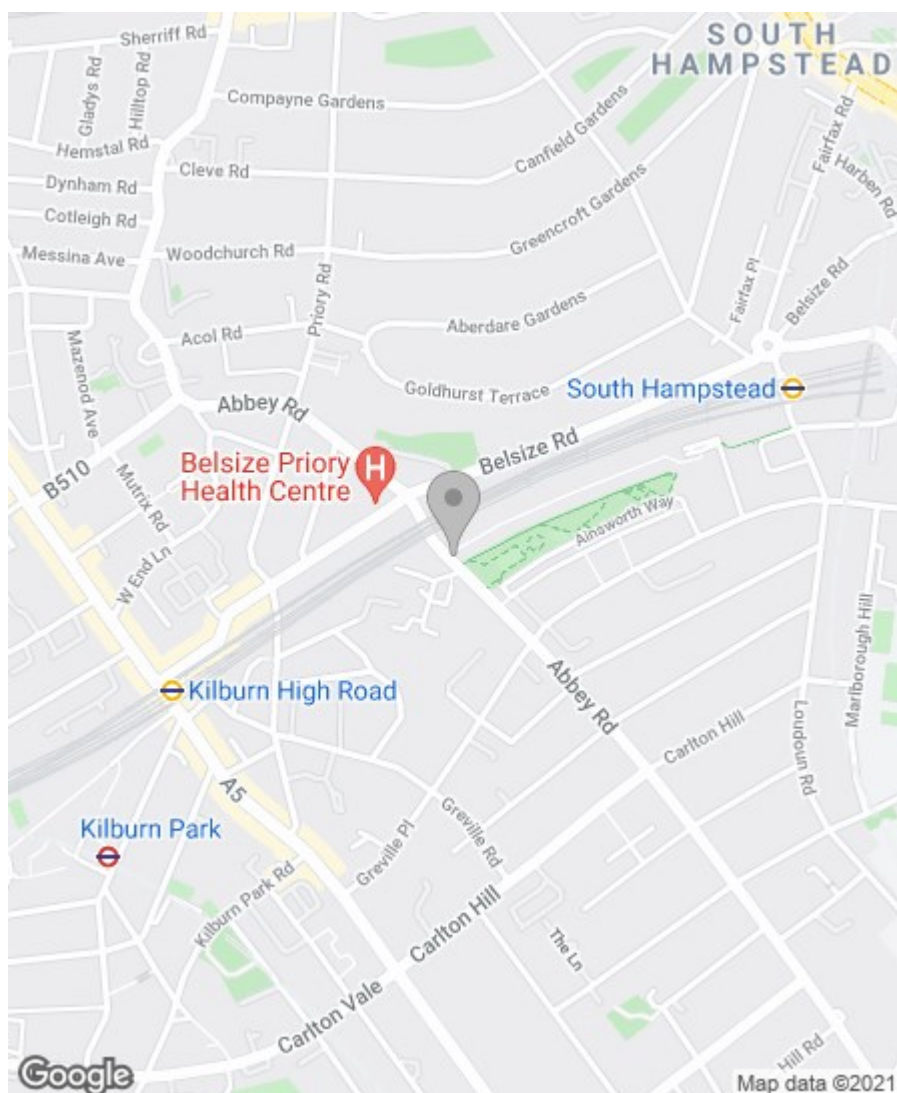
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Overview

<b>Location</b>	St John's Wood, NW8
<b>Price</b>	Asking Price £325,000
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Receptions</b>	1
<b>Tenure</b>	Leasehold
<b>Council</b>	Camden
<b>Tax Band</b>	B
<b>Current Ground Rent</b>	TBC
<b>Service Charge</b>	Approx £1845.93 per annum Approx 120 years remaining
<b>Term</b>	

## Key Features

- Double Bedroom
- Purpose Built Block
- Private Balcony
- Requires Modernisation
- Bright and Spacious
- Close to Transport Links
- Grade II Listed
- Chain Free



## 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		
	<b>48</b>	<b>79</b>

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>54</b>	<b>65</b>

**England & Wales**

EU Directive  
2002/91/EC



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

