

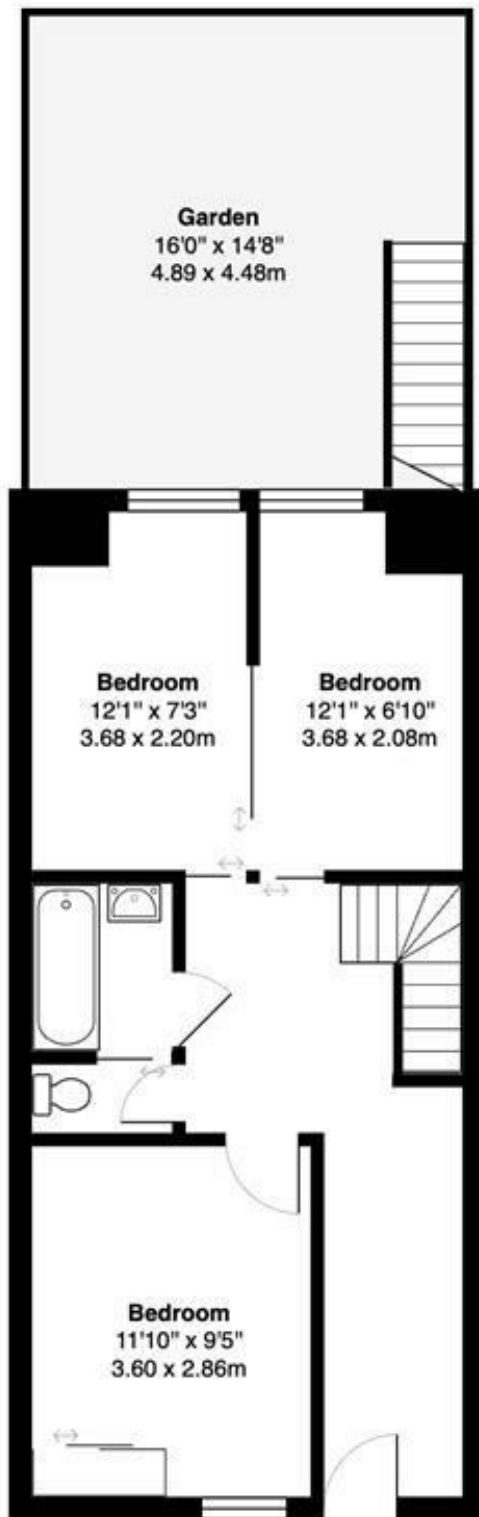
## Rowley Way, St John's Wood, NW8 £650,000 Subject to contract

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.

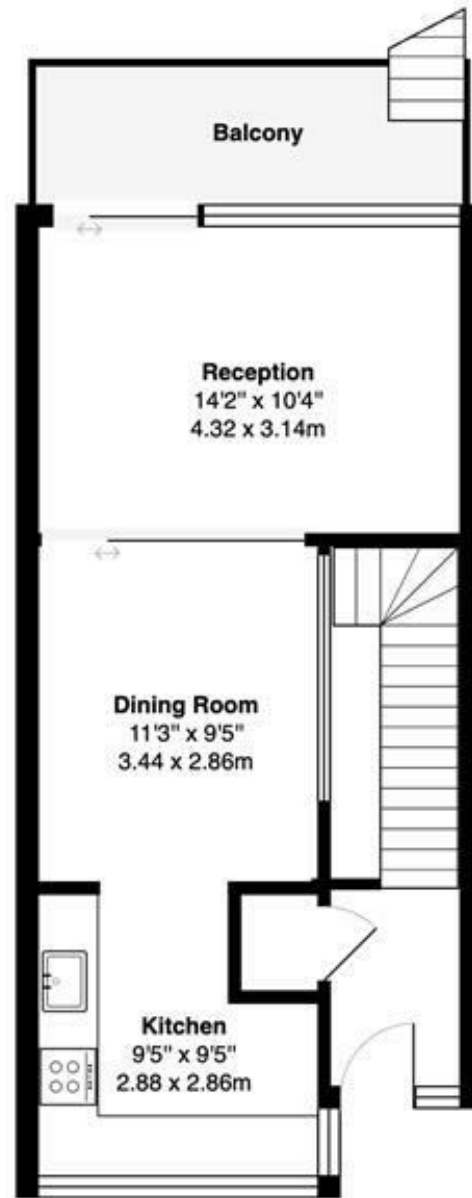
The apartment has circa 920 sq ft of very well-planned living space, with original features such as the timber staircase, fitted wardrobes, glazed timber framed sliding doors and the internal sliding doors that enable rooms to be partitioned or to be used as bright open-plan accommodation.

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>**

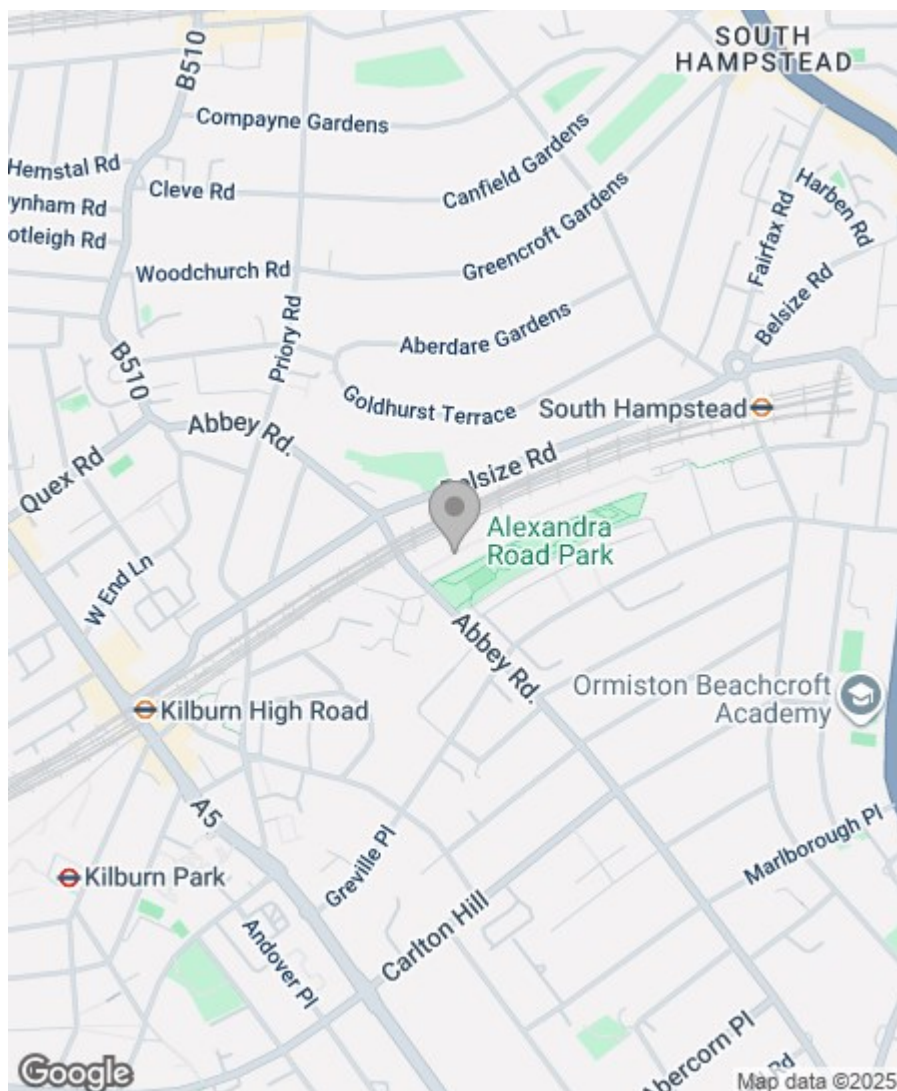
All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Property Overview


<b>Location</b>	St John's Wood, NW8
<b>Price</b>	£650,000
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Receptions</b>	2
<b>Tenure</b>	Leasehold
<b>Council</b>	Camden
<b>Tax Band</b>	D
<b>Current Ground Rent</b>	£10pa
<b>Service Charge</b>	£4,135.45 pa ( Including Heating and Hot water )
<b>Term</b>	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>	68	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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**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).

