



Viewings by appointment  
0207 483 2611

abbey  
properties

, NW8 oSL

£345,000\*fees apply



Located in the iconic Alexandra & Ainsworth Estate, this bright one-bedroom apartment offers stylish modern living in a striking architectural setting. The property features a spacious reception room with ample space for dining and direct access to a large private balcony overlooking the communal gardens. The contemporary kitchen and bathroom are finished with sleek tiling and high-quality fittings, while the generous double bedroom includes fitted storage.

Positioned on the fourth floor, the apartment benefits from excellent natural light and a well-planned layout. Ideally situated moments from South Hampstead Overground and within easy reach of Swiss Cottage and St John's Wood Underground stations, it offers quick access to central London and the amenities of Finchley Road and Abbey Road.

#### Key Features

- One double bedroom, one bathroom
- Spacious reception with dining area
- Private balcony with garden views
- Modern kitchen and bathroom
- Iconic Rowley Way development
- Excellent transport links nearby

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.

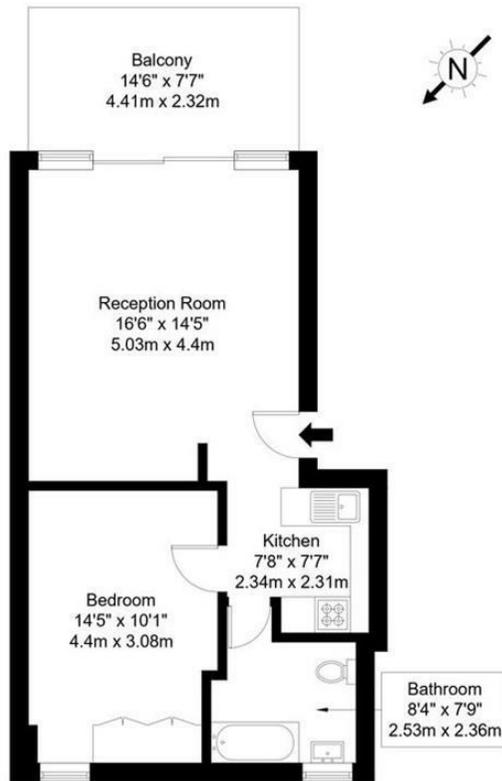
Tax Band: B  
EPC Rating: D



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# Rowley Way, NW8 0SL

Approx Gross Internal Area = 46.8 sq m / 504 sq ft  
 Balcony = 10.2 sq m / 110 sq ft  
 Total = 57 sq m / 614 sq ft



Fourth Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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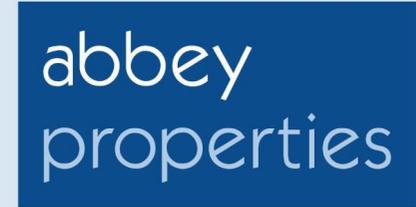
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>63</b>	<b>79</b>
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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\*All Fees stated are inclusive of VAT

(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

