

## Rowley Way, NW8 oSJ

£1,750 \*fees apply



A unique and truly charming one bedroom 506sqft apartment with contemporary fittings and a large private South-facing terrace positioned on the third floor (with lift) of this landmark Grade II listed development in St. John's Wood. Rental includes heating & hot water bills.

The property offers floor to ceiling windows allowing through an abundance of natural light, wooden flooring, entrance hall with bespoke storage, ample reception and dining room with floor to ceiling windows opening onto a Southfacing terrace, separate kitchen, master bedroom with ample storage space and bathroom.

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, W67JP company registration number 097780197. We charge no administration fees to tenants.

Tax Band: B EPC Rating: C





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## **Rowley Way, London NW8** APPROX. GROSS INTERNAL FLOOR AREA 506 SQFT / 47 SQM Balcony Reception Room 14'4 (4.37) x 12'3 (3.73) Kitchen 7'1 (2.16) x 6'10 (2.08) 12' (3.66) Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIGC Scode of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Abbey Properties and no guarantee as to their operating ability or their efficiency can be given. Copyright nichecom.co.uk 2010 Produced for Abbey Properties REF: 51864

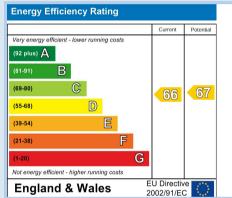
\*All Fees stated are inclusive of VAT (calculated at 20%)

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





Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions  (92 plus)		
(81-91) B		(00
(55-68) D	<b>59</b>	60
(21-38)		
(1-20) G  Not environmentally friendly - higher CO2 emissions		
England & Wales  EU Directive 2002/91/EC		

Viewings by appointment

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## 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 from 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.