



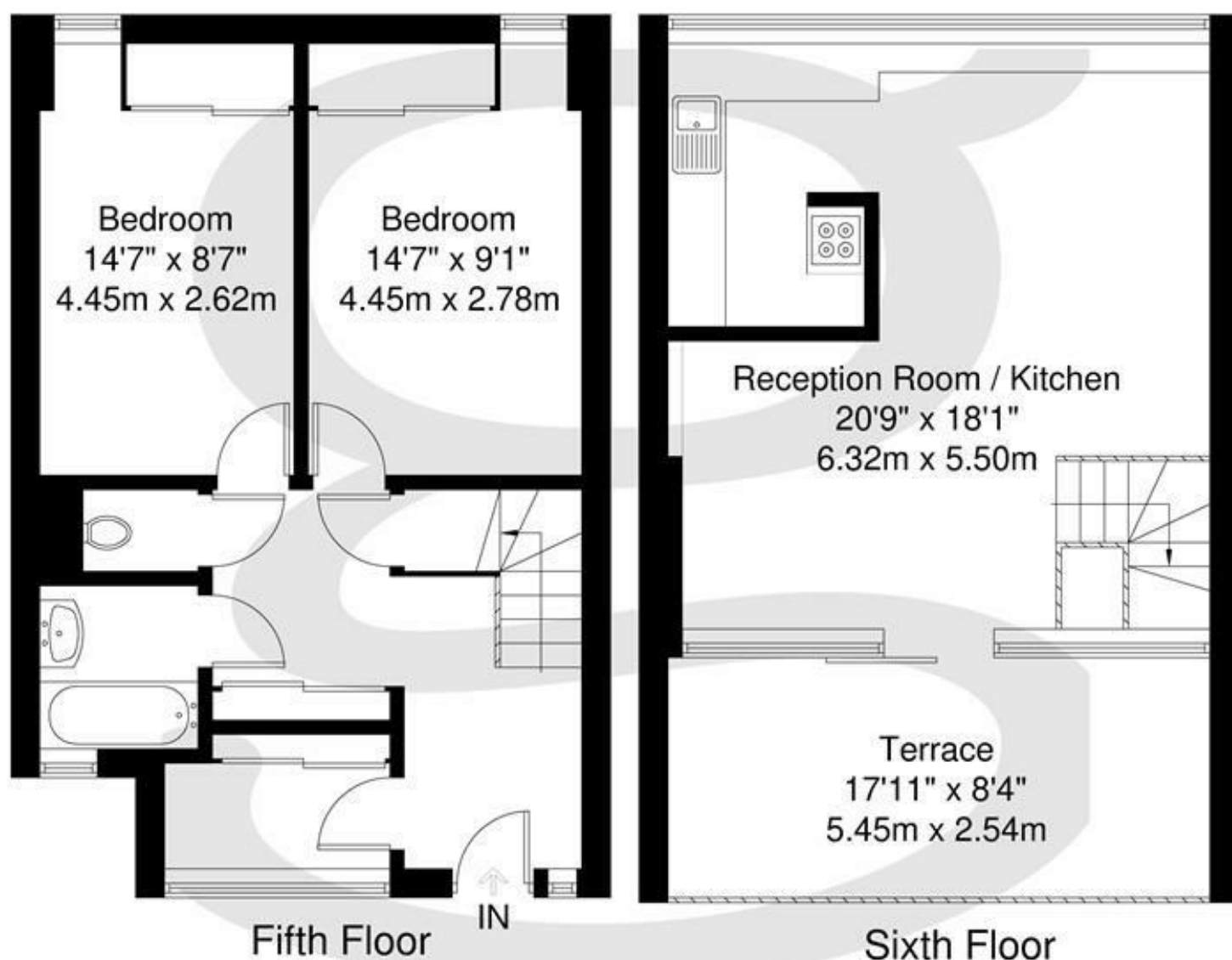
## Rowley Way, St John's Wood NW8 £500,000 Subject to contract

We are excited to offer this superb 2-bedroom ex-local authority duplex with a south-facing balcony offering skyline views. It is arranged on the top two floors ( with lift ) of this modernist block in the popular Alexandra & Ainsworth Estate in St John's Wood.

The apartment has circa 862 sq ft of very well-planned living space with original features. Arranged as a bright, airy open-plan kitchen-reception room opening directly onto a south-facing balcony with far-reaching views, with internal stairs leading to 2 double bedrooms, a family bathroom, a separate WC and a separate utility room.







## Rowley Way, NW8

Total Gross Internal Area = 80.08 sq m / 862 sq ft

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

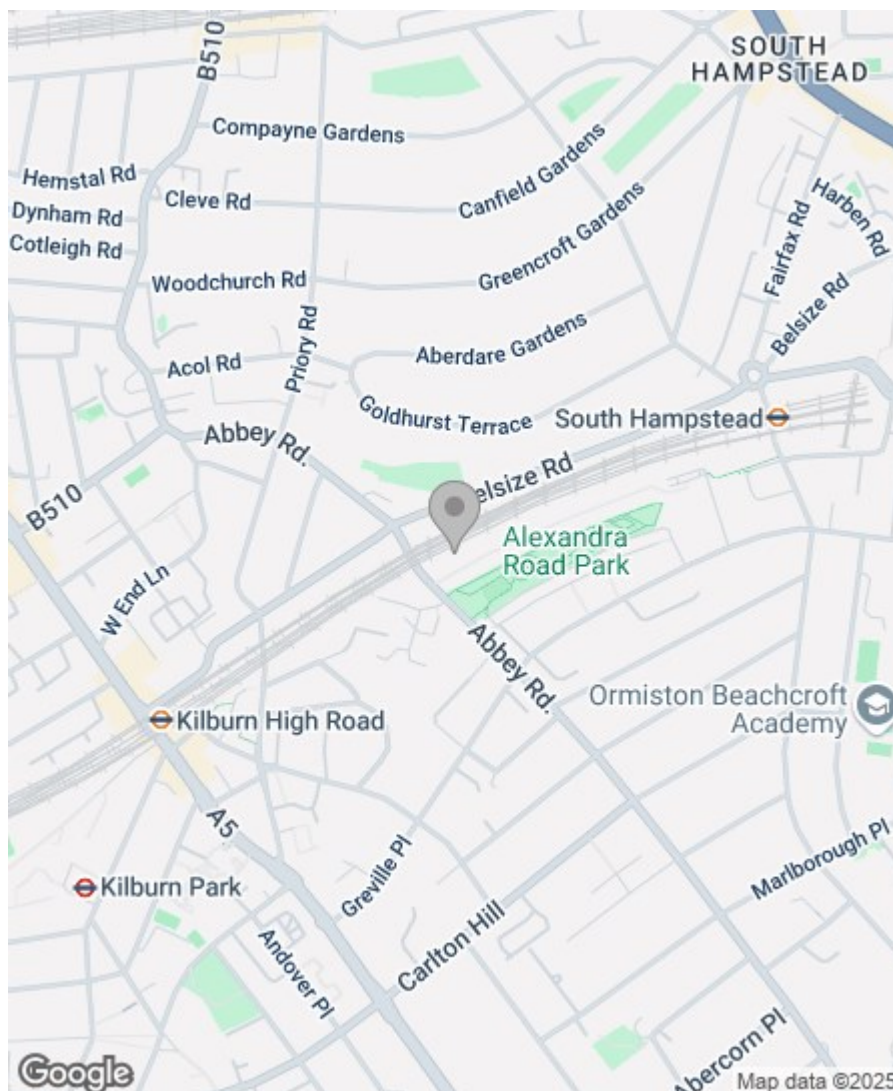


## Property Overview


Location	Rowley Way, NW8
Price	Best Offers Over £500,000
Bedrooms	2
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Camden
Tax Band	C
Current Ground Rent	TBC
Service Charge	£3,066.94 pa ( Including Heating )
Term	Leasehold - 125 years from 2014 - 114 Years Remain

## Key Features

- 5th and 6th Floor ( top floor )
- Passenger Lift
- Just undergone full redecoration ( except kitchen )
- Huge reception with private balcony
- New carpets throughout
- Long Lease
- Popular Modernist Block
- Great Location off Abbey Road



## 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		
	57	69
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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We are members of



**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).