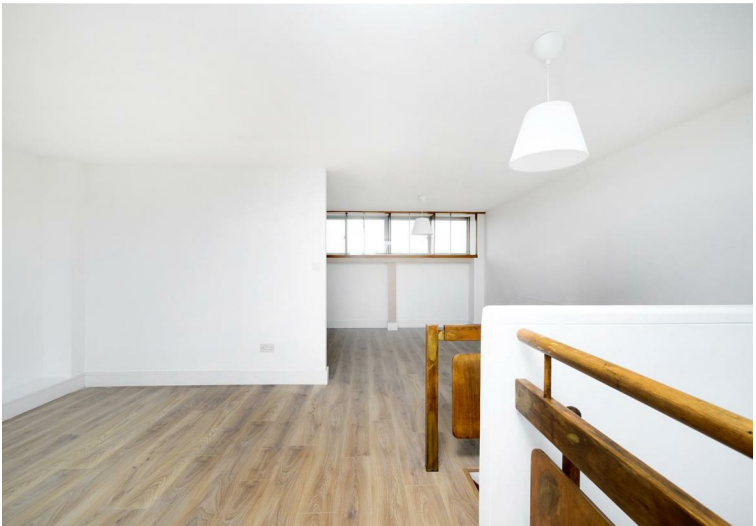
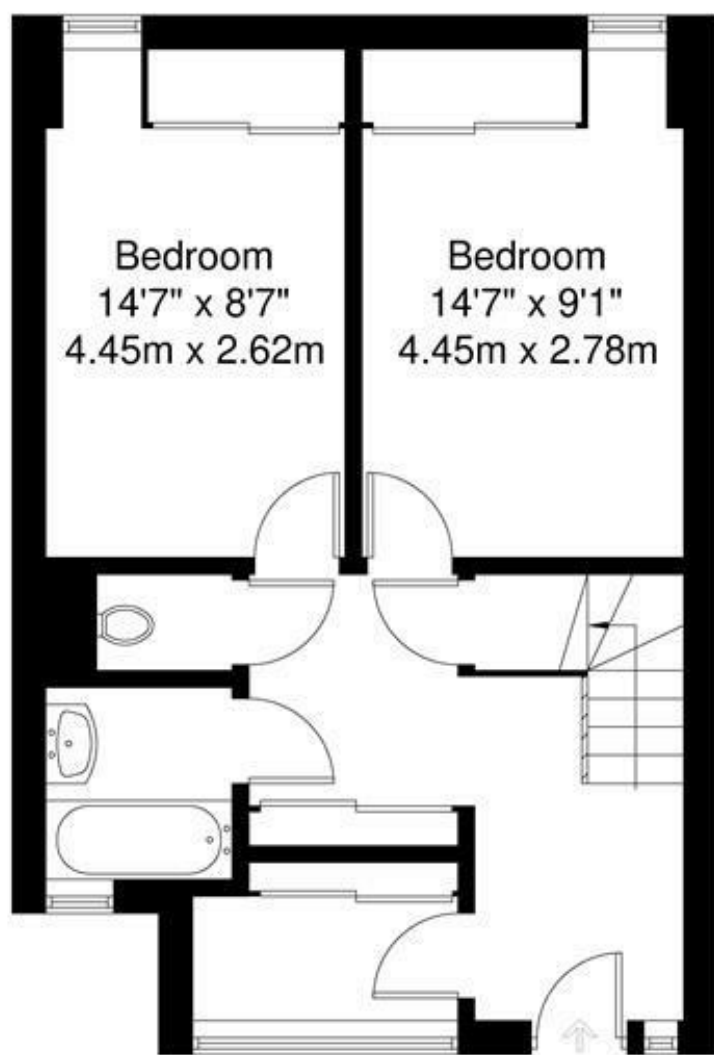


Rowley Way, St Johns Wood NW8 £485,000 Subject to contract

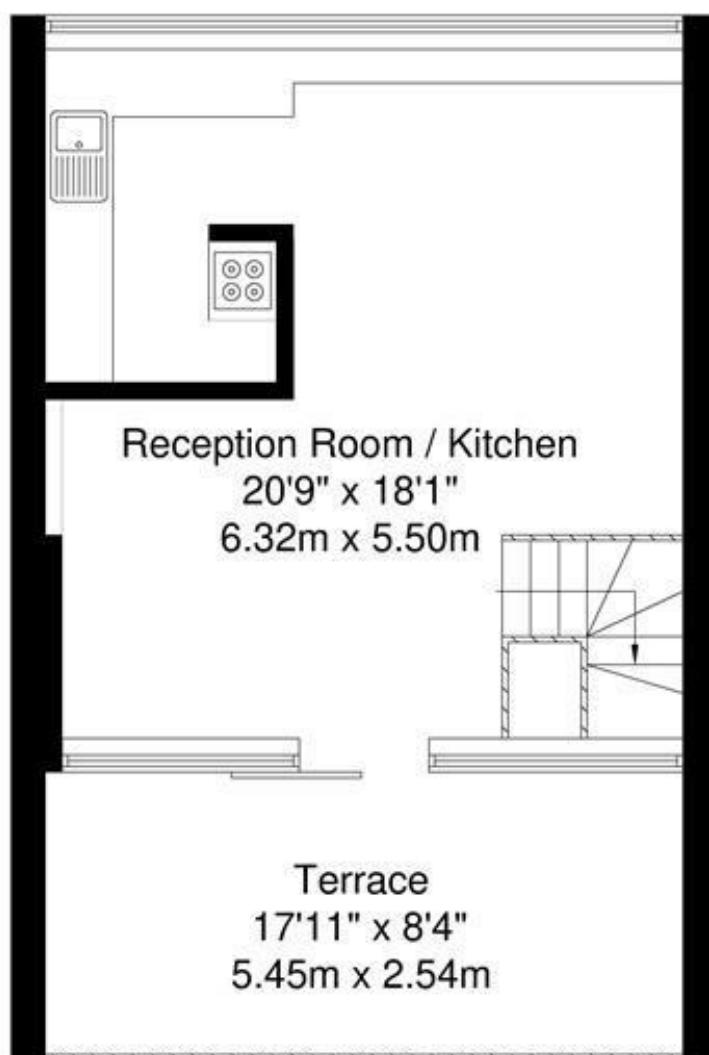
We are excited to offer this Newly Refurbished duplex with a south-facing balcony located on Rowley Way in the iconic modernist Alexandra & Ainsworth Estate in St John's Wood.

Offering circa 862 sq ft of very well-designed living space. Two double bedrooms with fitted wardrobes, a brand new family bathroom, a utility room and stairs leading to a bright reception with a private balcony, and a newly fitted kitchen.





Fifth Floor



Sixth Floor

Rowley Way, NW8

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

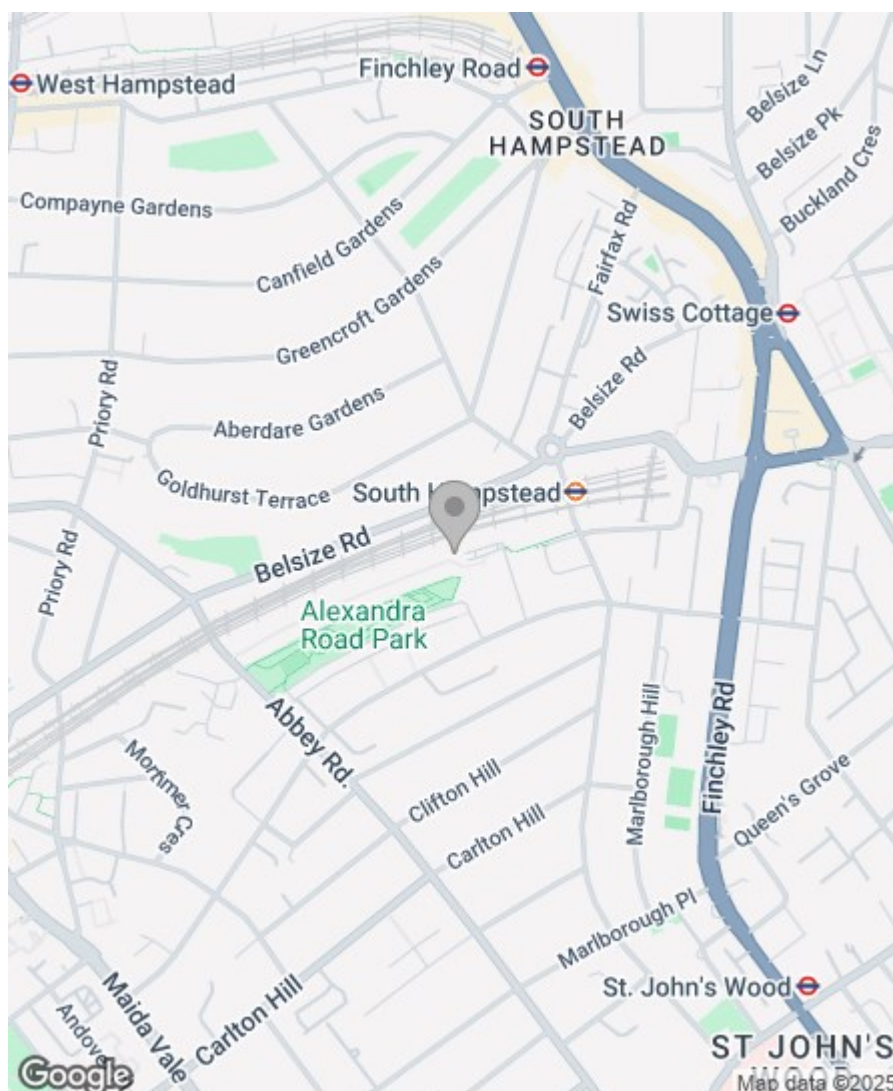
All Measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Property Overview


Location	St John's Wood, NW8
Price	Asking Price £485,000
Bedrooms	2
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Camden
Tax Band	C
Current Ground Rent	£10 per annum
Service Charge	£4,720.90 pa (Including Heating and Hot water)
Term	125 years from 1999

Key Features

- All brand New
- Luxury fitted kitchen
- superb new shower room
- 2 double bedrooms
- Bright reception
- Private balcony
- Great Location
- Chain free
- Sole Agents
- Top floor duplex with Lift



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

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).