



Rowley Way

St John's Wood | London | NW8 0SF

Asking Price : £500,000 - Leasehold





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A rarely available 743 sq ft (69 sqm) duplex apartment arranged over the first and second floors of iconic Rowley Way, St John's Wood.

This property retains its original features including integrated carpentry, bespoke built-in fittings, and sliding partitions.

The bright, flexible living space flows seamlessly onto a private West-facing terrace, perfect for enjoying afternoon sun and alfresco dining.

Positioned at the Abbey Road end just moments from South Hampstead Overground (2-min walk) and a short stroll to Swiss Cottage Tube (Jubilee Line, 8-min walk) for swift access to Bond Street and the City. Direct 24-hour bus routes (139 and 189 nearby) connect you straight into Baker Street, Oxford Circus, Marble Arch, and the West End.

This apartment enjoys views over the Alexandra Road Park and is only 250m to local cafes and independent shops.

EPC: D

Council Tax: Camden - Band C

Tenure: Leasehold - Approx 91 years remaining

Service Charge: £3,170 per year (March 26-27) to include hot water, heating, gas supply, building insurance, etc

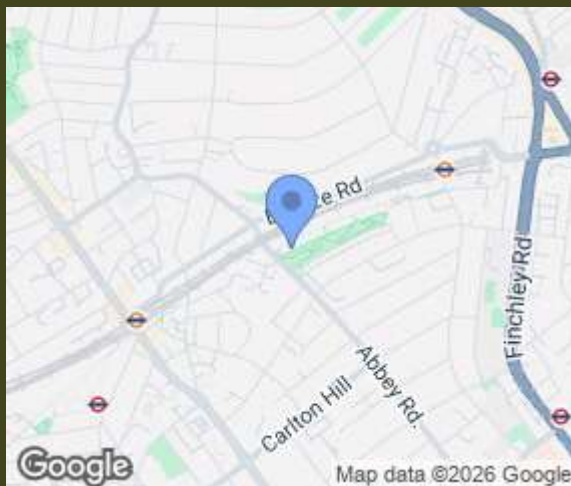
- * FIRST / SECOND FLOOR DUPLEX
- * PRIVATE WEST FACING TERRACE
- * LIVING ROOM * DINING AREA
- * FITTED KITCHEN * 2 DOUBLE BEDROOMS
- * FRONT TERRACE * GRADE II* LISTED BUILDING
- * UNDERGROUND PARKING



Designed in 1968 by pioneering architect Neave Brown and completed in 1978, the Alexandra & Ainsworth Estate is celebrated globally as a masterpiece of late 20th-century residential architecture. In August 1993, Rowley Way was awarded a rare Grade II* Listing by English Heritage. Alexandra Road Park was given Listed status early 2020's.

Heralded as "one of the most distinguished groups of buildings in England since the Second World War." Light-filled, flexible interior layouts, those properties that preserve their original fittings are highly prized by design enthusiasts, architecture lovers and owners/buyers alike.





Energy Efficiency Rating

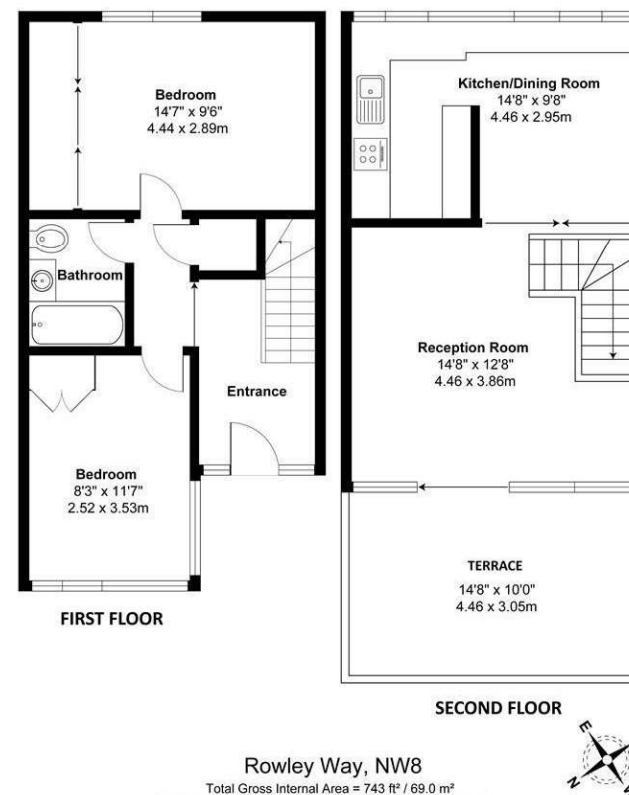
	Current	Potential
<i>Very energy efficient - lower running costs</i>	58	75
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Leasehold : 91 Years remaining

Council Tax Band **C**

EPC Rating : D

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).



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

0207 625 7000

enquiries@greenstonefisher.com

www.greenstonefisher.com