



ROWLEY WAY

LONDON, NW8

£575,000
LEASEHOLD

A substantial and well-proportioned three-bedroom maisonette arranged over two floors, offering generous living accommodation and the rare benefit of a private garden. The property features a spacious kitchen, a bright and airy reception room ideal for both everyday living and entertaining, three well-sized bedrooms and a modern family bathroom.

Positioned within the sought-after Rowley Way conservation area, the property enjoys a peaceful residential setting while being within easy reach of an excellent selection of local amenities. The vibrant cafés, restaurants, independent shops and supermarkets of Abbey Road are all nearby, with the further shopping and dining destinations of St John's Wood High Street and West End Lane also within easy reach. Residents are perfectly placed to enjoy the extensive green open spaces of Primrose Hill and Regent's Park, both of which are within comfortable walking distance.

Excellent transport connections are available via Swiss Cottage Underground Station (Jubilee Line), providing fast access to the West End, Canary Wharf and the City, while South Hampstead Overground Station offers convenient links across London.

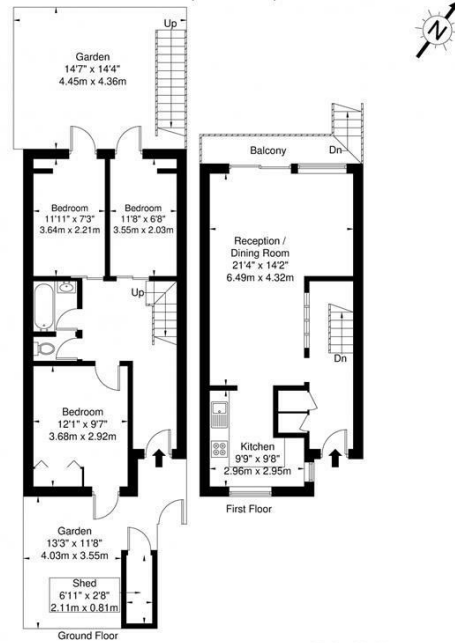
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Rowley Way NW8 0SW

Approx. Gross Internal Area = 83 sq m / 893 sq ft

Shed = 1.7 sq m / 18 sq ft

Total = 84.7 sq m / 911 sq ft



Ref

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**BLEU
PLAN**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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