Rowley Way - Ground & Garden Duplex

Abbey Road | London | NW8 0SN

£ 550,000 - Long Leasehold

greenstone fisher

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A wonderfully spacious duplex maisonette arranged over the raised and lower ground floors of this iconic Neave Brown development. Originally configured as three bedrooms, this home has been thoughtfully reconfigured to create two generous double bedrooms, complemented by a large living/dining room, a modern fitted kitchen, and a main family bathroom. Elements of Brown's modernist vision include the broad glazing with direct access out to a private front terrace, a rear garden, and a deep balcony from the living room.

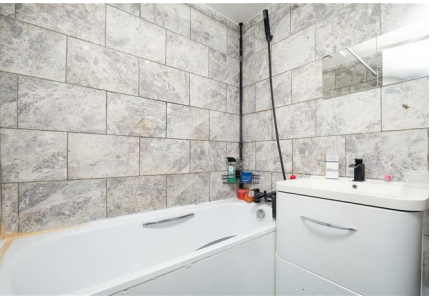
Situated on Rowley Way within the famous Grade II* listed Alexandra and Ainsworth Estate—a celebrated modernist landmark that has featured in numerous film and television productions.

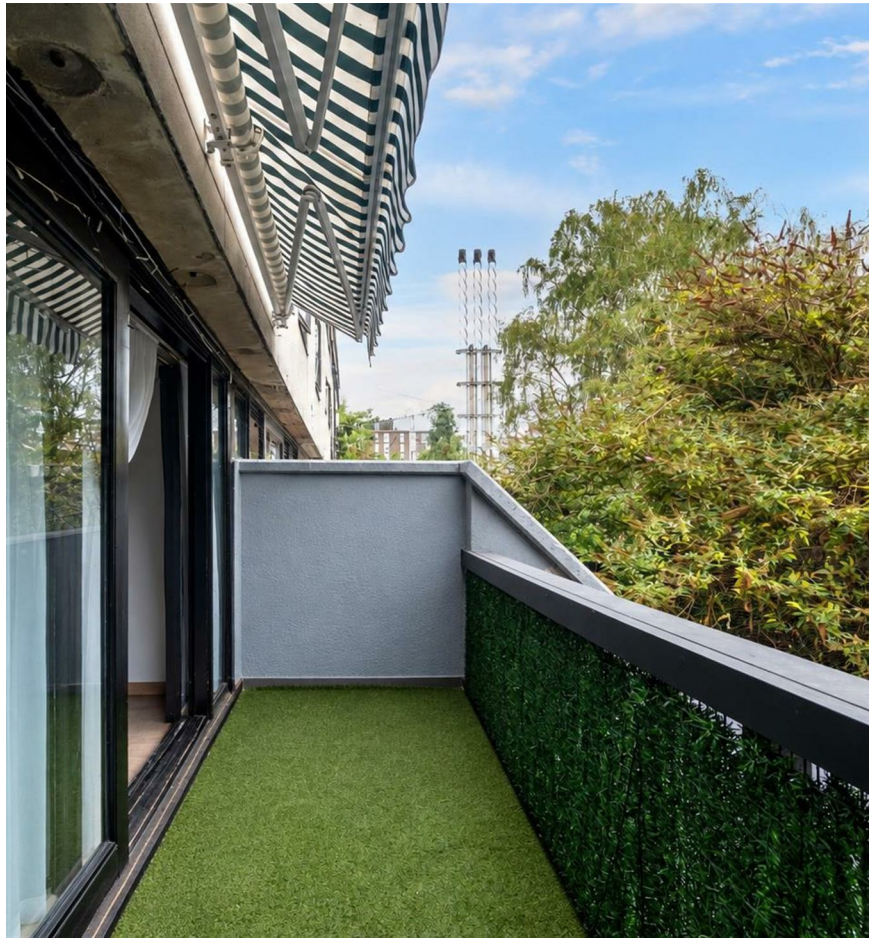
EPC: Rating D
Council Tax: Camden Band D
Leasehold: Approximately 119 years remaining
Service Charge: £3,726.59 per annum (to include heating, hot water, gas, maintainence)
Ground Rent: £10 per annum (inc in service charge)

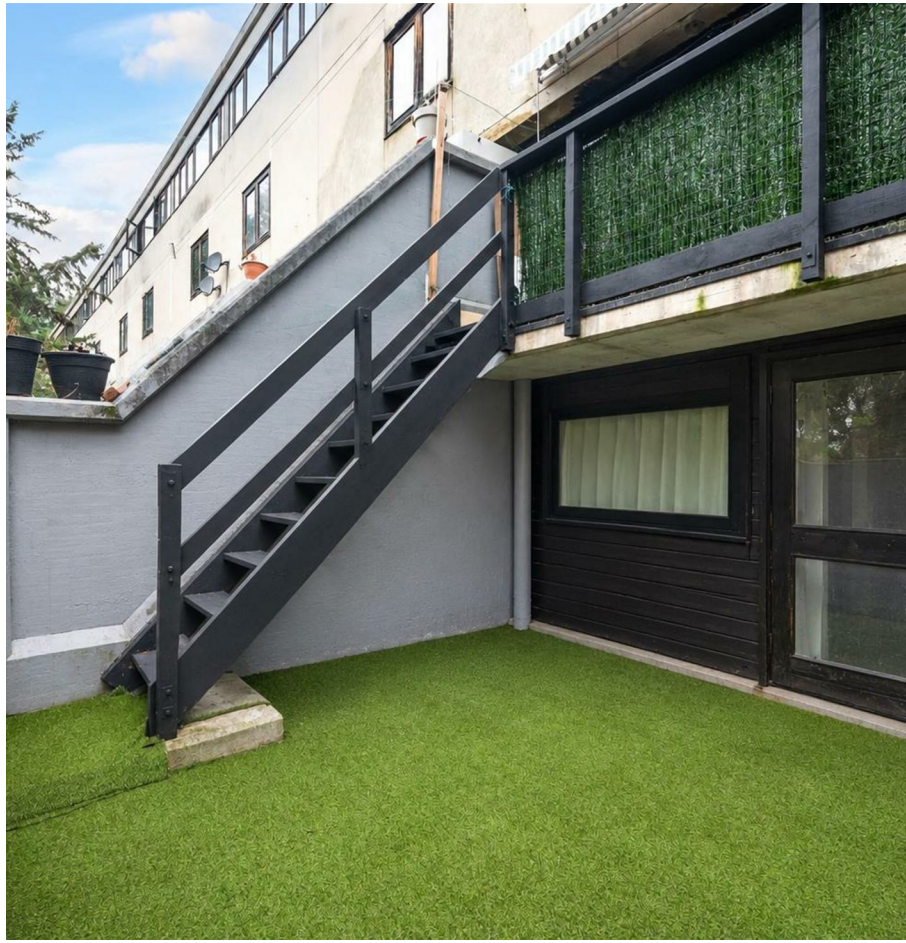
- Large Living Room
- 2 Bedrooms
- Private Terrace
- Grade 2* Listed Development
- Communal Hot Water & Central Heating
- Modern Fitted Kitchen
- Bathroom And Separate WC
- Private Front and Rear Gardens
- Ground And Garden Duplex

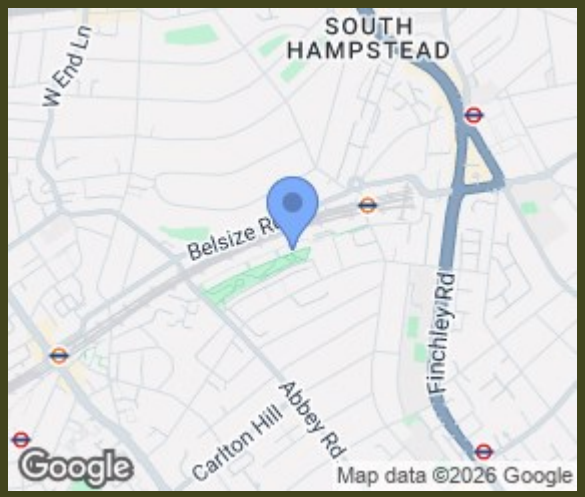
The Location

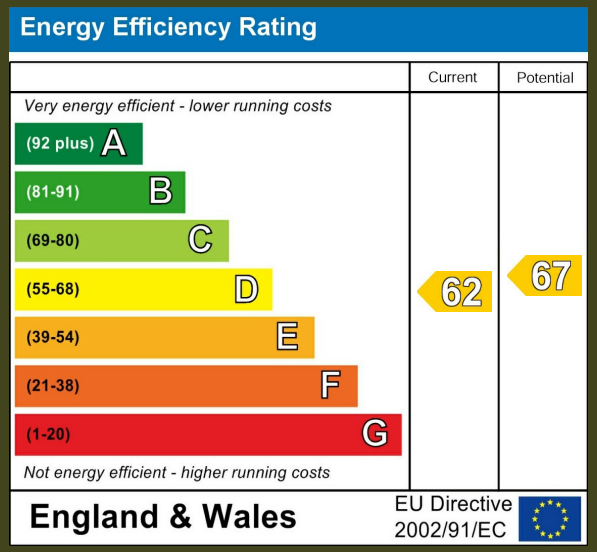
This peaceful, pedestrianized conservation area boasts a park / gardens and only moments from the popular cafés, independent shops, and amenities of Boundary Road and Abbey Road. The boutique vibe of St John's Wood High Street, along with the green open spaces of Primrose Hill and Regent's Park, are all within a mile. Excellent transport connections are close by at South Hampstead Overground (approx. 300m) and Swiss Cottage Underground Station (Jubilee Line, approx. 750m) in addition to bus routes to / from London's West End.









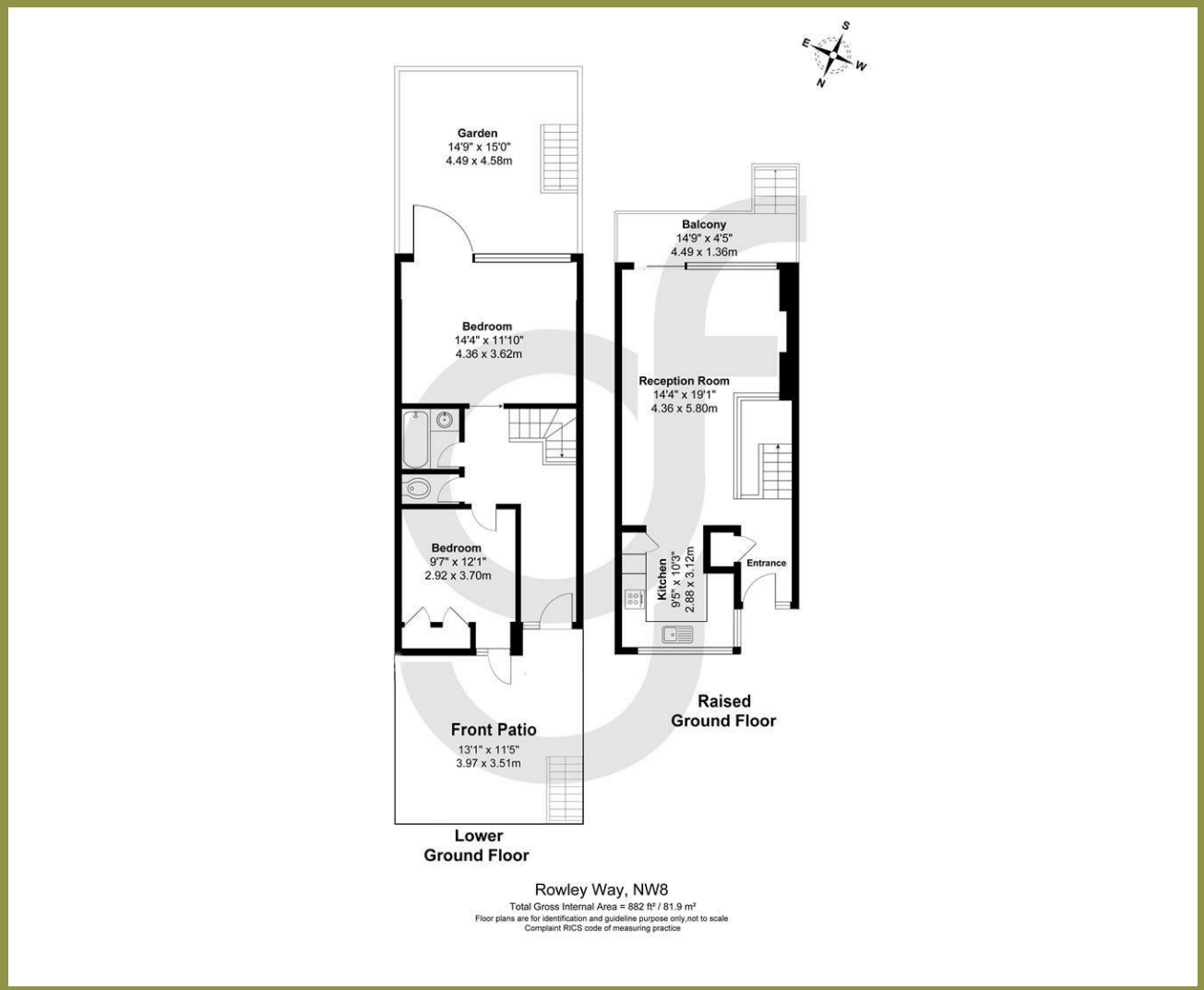


Long Leasehold

Council Tax Band D

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).



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