

# THE MODERN HOUSE



*London NW8  
Sold*

## Rowley Way VII

Please note that we are unaware of any lenders providing mortgages on this estate at the present time.

This two-bedroom duplex with large balcony is located on the iconic Alexandra & Ainsworth Estate in St John's Wood. Built between 1972-1978 to a design by the revered Modernist architect Neave Brown, the development has been given a rare Grade II\* listing by English Heritage in recognition of its architectural significance.

The apartment is arranged over the top two floors of the building, and entered on the fourth floor. The downstairs contains two bedrooms and a family bathroom, whilst upstairs is a fantastic open-plan reception / dining / kitchen area, looking south over Rowley Way towards the newly developed communal areas. Sliding doors open on to a large, south-facing balcony.

This flat has been sensitively restored by the current owner. The best original features have been retained, including the kitchen, the timber staircase and wonderful glazed timber-framed sliding doors to the balcony.

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With its striking stepped-concrete terraces, the Alexandra & Ainsworth Estate is the most famous of the social housing schemes built during Camden's "golden age" in the 1960s and 1970s.

Rowley Way is located near the amenities of London's famous Abbey Road, with a further range of shops, cafés and restaurants on St John's Wood High Street and West End Lane. The open spaces of Primrose Hill and Regent's Park are also within walking distance. The Underground is available at nearby Swiss Cottage (Jubilee Line), and the Overground at South Hampstead.

Tenure: Leasehold Lease length: approx. 100 years (125 years from 1991) Service charge: approx. £2,120 per annum Ground rent: £10



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## About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.