

THE MODERN HOUSE



*London NW8
Sold*

Rowley Way IV

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

This exemplary one-bedroom ex-Local Authority flat with south-facing balcony is located on the iconic Alexandra & Ainsworth Estate in St John's Wood. Built in the late 1960s 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 flat is located on the first floor. It contains a fantastic reception / dining area with a concrete floor, opening onto a south-facing balcony through full-height glazed doors. There is a separate galley kitchen that leads through to a WC and bathroom, which can also be accessed via the double bedroom. The property has generous amounts of storage.

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The flat has been sensitively refurbished by the current owner, an architect, who has retained the best original features, including the large sliding door that separates the reception room from the sleeping area, the kitchen tiles, bathroom and the wonderful glazed timber-framed sliding doors.

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.

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

Tenure: Leasehold Lease: Approx. 98 years remaining
Service charge: Approx. £1,700 per annum including heating and hot water
Ground rent: £10 per annum



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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”.