

THE MODERN HOUSE



*London NW8
Sold*

Rowley Way III

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

This exemplary two-bedroom ex-Local Authority duplex with south-facing garden and 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.

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The flat originally had three bedrooms. It has its own entrance, and is arranged over two floors. The raised ground floor contains a fantastic open-plan reception / dining / kitchen area, opening onto a south-facing balcony. There are steps down to the courtyard garden, which is decked and lushly planted. The lower ground floor contains a large master bedroom with full-height glazed doors onto the garden. This was originally designed as two bedrooms and could be returned to this configuration. There is also a second bedroom and a bathroom on this floor, as well as a large landing and study area. From here there is access to a paved front courtyard with two storage sheds.

This flat has a particularly good position on the estate, with green views over a peaceful park to the rear. It has been sensitively refurbished by the current owner, an architect, who has fitted a modern kitchen and bathroom and solid oak floors in recent years. The best original features have been retained, including the sliding door that separates the reception room from the dining area, the timber staircase, the fitted wardrobes, 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. 112 years remaining
Service charge: Approx. £2,497 per annum including heating and hot water
Ground rent: £10 per annum

*London, North London
Sold*

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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”.