

THE MODERN HOUSE



*London NW8
Sold*

Rowley Way VIII

This wonderful three-bedroom ex-Local Authority duplex apartment on Rowley Way 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 2018, Brown was awarded the RIBA Royal Gold Medal in recognition of his pioneering contribution to the 'advancement of architecture', of which his Alexandra and Ainsworth Estate is surely the most revered example.

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This particular apartment is accessed on the ground floor, secluded from the promenade, behind a set of Brown's signature ziggurat concrete stairs and mature bamboo planters. Internal accommodation measures approximately 996 sq ft. On the ground floor is a double-height living room with glazed doors opening out onto a private terrace. The ground floor splits at this point and leads up to a mezzanine-level kitchen and dining room. This section of the apartment is configured in an open-plan and capitalises on excellent levels of natural light from the full-height glazing below. There is also a bedroom on this level of the apartment with generous built-in wardrobes. The lower-ground floor is comprised of two further double bedrooms, a family bathroom and separate WC.

The current owner has recently fitted oak-parquet floors across the whole of the apartment. The majority of the apartment's original fittings remain in place, including ceramic-tile worktops and a partitionable mezzanine with wooden sliding shutters.

Residents are able to rent spaces in the estate's lock-up basement car park as and when spaces become available.

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. For more information on the background to the development, please refer to the History section.

Tenure: Leasehold Lease Length: approx. 110 years remaining Service Charge: approx. £2,100 per annum which covers buildings insurance, freeholders' administration and management charges, repairs to shared areas and the outside of the building. Ground Rent: approx. £10 per annum, included in the service charge. Council Tax Band: D

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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”.