

THE MODERN HOUSE



*London NW8
Sold*

Rowley Way XI

This wonderful two-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.

This particular apartment is configured across the top two floors of the block, high above the promenade, with views out over the city skyline. Internal accommodation measures approximately 850 sq ft.

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Upon entry, there are black Belgian lino floors underfoot. To one side of the entrance, there is a small study with high fluted windows facing out and internally, drawing light through into the plan. The other side of this room has been given over to a utility space. There is a shower room with simple white architectural tiles and separate W/C which can be accessed from the shower room via a pocket door. Two double bedrooms with built-in wardrobes occupy the remainder of this floor.

Stairs leading up to the fifth floor have had reclaimed iroko treads added in recent years. The fifth floor comprises a large, open-plan kitchen, living and dining room. The kitchen retains many of its original fittings and where new additions have been introduced, they are entirely in keeping with Brown's original design. Grey architectural tiles have been fitted in the kitchen, alongside a Fisher & Paykel oven and fridge drawer, and stainless steel worktops. There is original cabinetry lining the plan between the kitchen and the dining area. These sections of the apartment can be partitioned from the living room with a wooden sliding door.

The living room itself, is bright, airy and opens out directly onto the apartment's generous balcony. This area is arguably the apartment's defining feature; allowing light to pour into the communal areas during the day and offering far-reaching views of the city to the south, the balcony also allows life to spill outside in the warmer months.

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.

You can read more about this apartment in our My Modern House series [here](#).

Tenure: Leasehold Lease Length: approx. 106 years remaining Service Charge: approx. £2,200 per annum Ground Rent: approx. £10 per annum Council Tax Band: C

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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”.