

THE MODERN HOUSE



*London NW8
Sold*

Rowley Way II

This large two-bedroom ex-Local Authority lower duplex with south-facing courtyard garden 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 has its own entrance. Internal accommodation measures approximately 904 sq ft over two floors. The raised ground floor contains an open-plan reception / dining / kitchen area, which opens onto a south-facing balcony. The lower ground floor contains a master bedroom, a second double bedroom and a bathroom. There is a south-facing courtyard garden at the rear.

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The master bedroom was originally configured as two single bedrooms divided by a sliding partition, and this layout could be reinstated if required. Both the reception room and the master bedroom have leafy views over the communal gardens at the rear, and large windows maximise the natural light. The property has off-street parking (with a low monthly charge).

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, see the History section. Tenure: Leasehold Lease: TBC Service charge: approximately £2,300 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”.