



ROWLEY WAY

LONDON, NW8

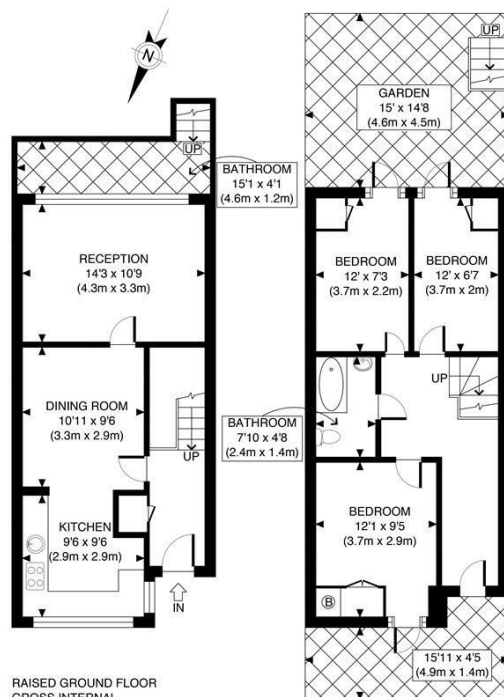
£550,000
LEASEHOLD

A bright and spacious three-bedroom maisonette arranged over two floors with a private balcony, set within the iconic Rowley Way Estate, the celebrated Brutalist development designed by renowned architect Neave Brown.

The property comprises a generous reception room, a kitchen, three well-proportioned bedrooms and a family bathroom. While requiring some modernisation, it offers an excellent opportunity for buyers to create a superb home tailored to their own tastes and requirements.

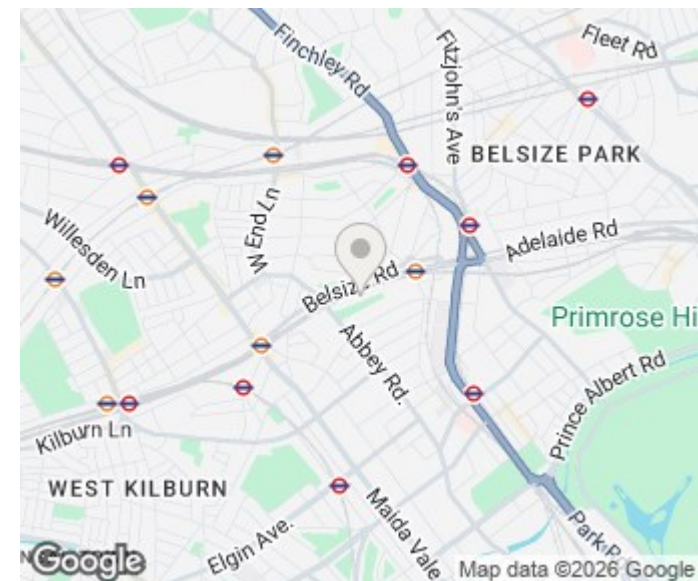
Ideally located moments from Abbey Road, with the cafés, restaurants and boutiques of St John's Wood High Street and West End Lane close by. The green open spaces of Primrose Hill and Regent's Park are within easy walking distance, while South Hampstead (Overground), Swiss Cottage (Jubilee Line) and St John's Wood (Jubilee Line) provide excellent transport links across London.

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LOWER GROUND FLOOR
GROSS INTERNAL FLOOR AREA 454 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 895 SQ FT / 83 SQM	Rowley Way
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 14/03/23
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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