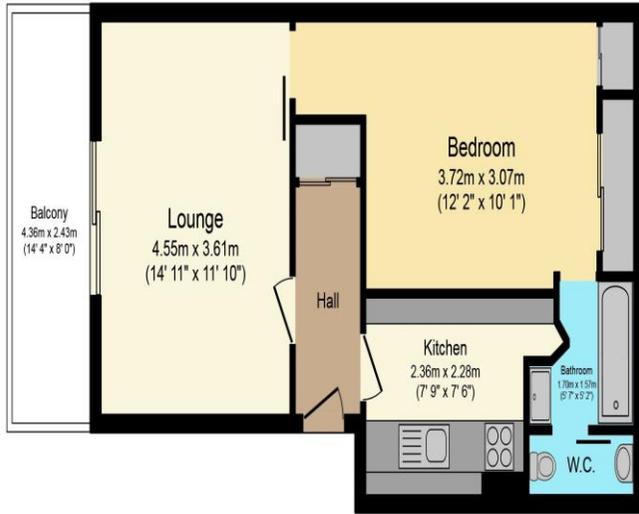




1 Bed Apartment  
Boundary Road  
London NW8

- Ideal first buy
- In need of refurbishment
- Great location
- South facing balcony

Auction guide price of £310,000  
Long Lease



Total floor area 47.56 sq.m. (512 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Being Sold via Secure Sale online bidding. Terms and Conditions apply. Starting Bid £310,000  
 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. This particular first floor flat is ideally positioned close to great transport links and offering spacious accommodation.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.