



## Nevern Square, SW5

£950,000 *Leasehold*

2  1  2 

A beautifully refurbished two-bedroom apartment with its own private entrance, set within an elegant period building on the highly sought-after Nevern Square.

### KEY FEATURES

- Extensively refurbished to an exceptional standard
- Prestigious Nevern Square location
- Private entrance and patio
- Two bedrooms and two bathrooms
- Underfloor heating throughout
- Bespoke kitchen with integrated appliances



**South Kensington Sales**

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Having undergone a comprehensive back-to-brick renovation, the property has been finished to an exceptional specification throughout, featuring engineered oak flooring, zoned underfloor heating, bespoke double-glazed timber sash windows, and a custom-designed kitchen with integrated appliances, a boiling water tap and wine cooler.

The principal bedroom benefits from bespoke fitted wardrobes, while two luxurious bathrooms are finished with premium Mandarin Stone and Lusso Stone fittings. To the rear, a private patio garden provides a peaceful outdoor retreat.

Perfectly positioned on one of Kensington's most desirable garden squares, the apartment is just 0.2 miles from Earl's Court Underground Station and 0.5 miles from West Brompton Station.





## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 146

**Service Charge:** £3187.6 per annum

**Ground Rent:** £ 10 Annually

**Council Tax Band:** E

**EPC rating:** C

# NEVERN SQUARE SW5

APPROX. GROSS INTERNAL AREA \*  
936 Ft<sup>2</sup> - 86.96 M<sup>2</sup>

Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.

\* As Defined by RICS - Code of Measuring Practice



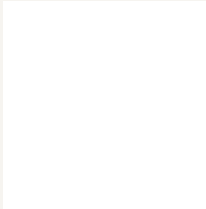
LOWER GROUND FLOOR

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CPCREATIVE**  
PROPERTY MARKETING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SKN260072>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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