



Nevern Mansions, Nevern Square

London, SW5

An immaculate large and bright two double bedroom flat with lift, porter and communal gardens.

This fantastic lateral two bedroom, two bathroom apartment is situated on the third floor of this red brick mansion block. The building had undergone a full redevelopment which benefits from lift access, communal gardens and porter.

The apartment comprises of south-facing reception room, modern kitchen, principal bedroom which includes a dressing room and en-suite. Large second bedroom with en suite and guest loo off the spacious hallway upon entering the flat.

This property is ready to be moved in and is being sold chain free.

Nevern Mansions is located on Nevern Square which is situated in the heart of Earl's Court and conveniently located for both the restaurants, amenities and excellent transport links on Earl's Court Road. The overground station at West Brompton and the A4 are also close by.

Asking Price: O.I.E.O £1,600,000 Subject to Contract

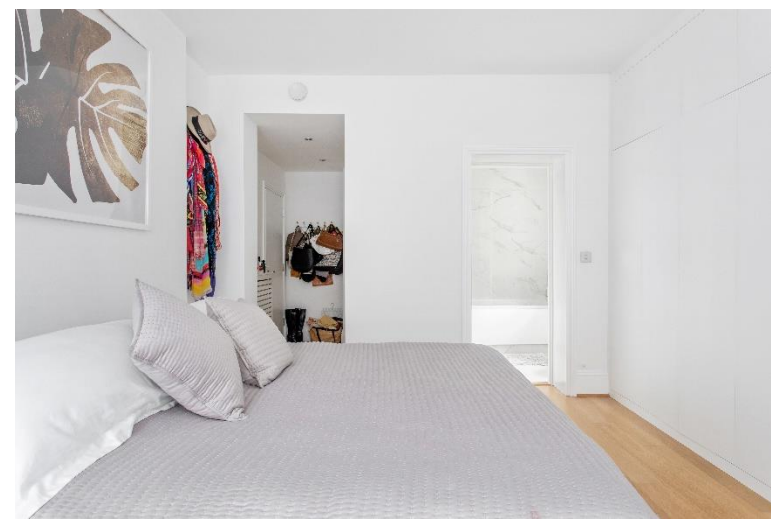
Tenure: Leasehold (134yrs remaining)

Local Authority: The Royal Borough of Kensington & Chelsea

Council tax band: G

Service Charge: £6,000pa

Ground Rent: £400pa





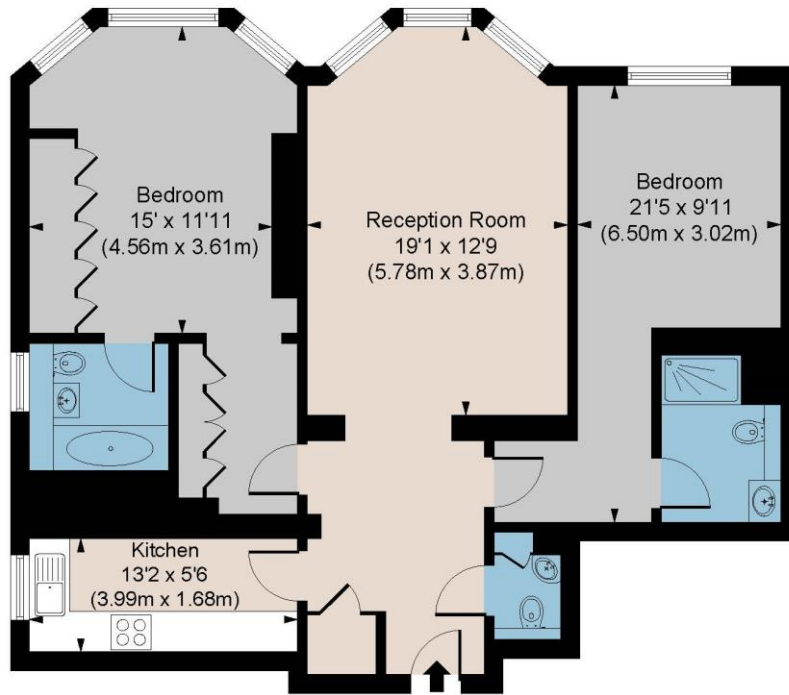
Lift | Communal Gardens | Two Double Bedrooms

NEVERN MANSIONS SW5

APPROX. GROSS INTERNAL AREA *
1098 Ft² - 102 M²

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



THIRD 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.

CP CREATIVE
PROPERTY MARKETING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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