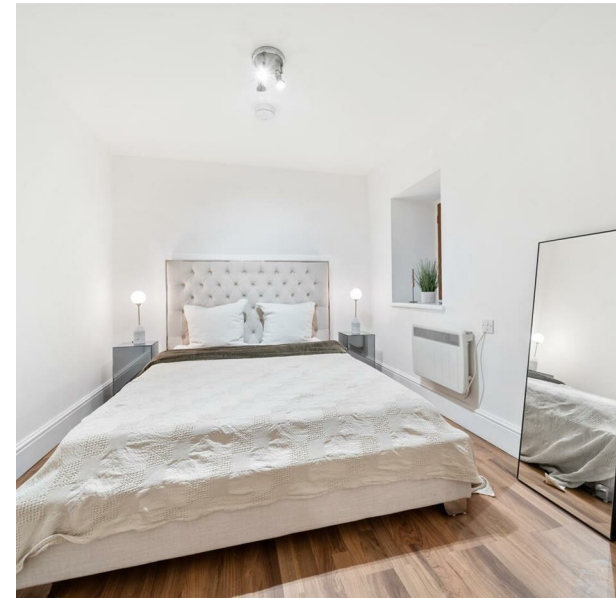


1 IVERNA COURT, LONDON, W8 6TY
£3,250 PER MONTH
COUNCIL TAX BAND: C

TRISPENS



NESTLED IN THE PRESTIGIOUS IVERNA COURT, THIS CHARMING FLAT OFFERS A DELIGHTFUL BLEND OF MODERN LIVING AND CLASSIC ELEGANCE. SPANNING AN IMPRESSIVE 733 SQUARE FEET, THE PROPERTY FEATURES TWO WELL-PROPORTIONED BEDROOMS AND A BRAND NEW BATHROOM, MAKING IT AN IDEAL HOME FOR INDIVIDUALS, SHARERS OR SMALL FAMILIES.

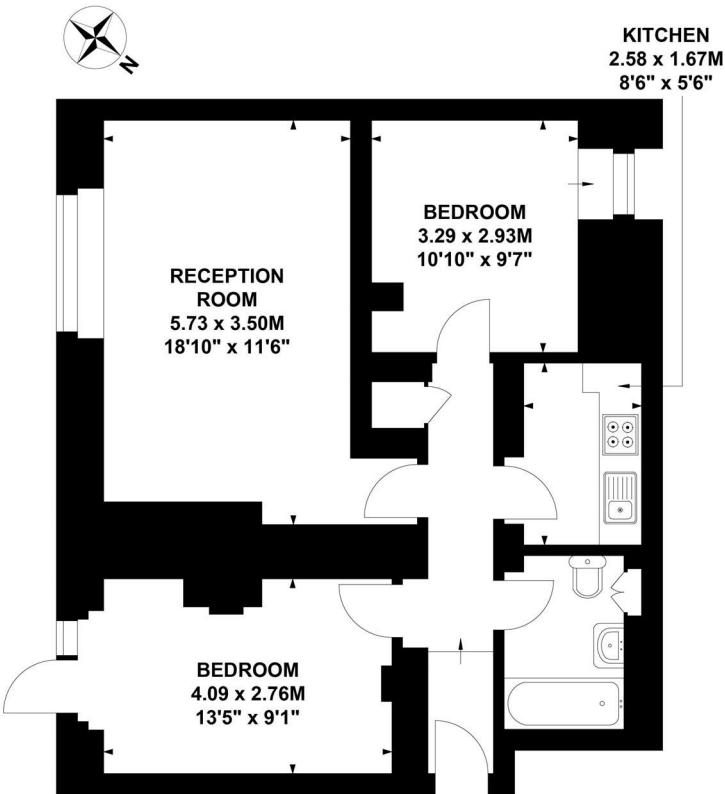
THE SPACIOUS RECEPTION ROOM HAS WOODEN FLOORS AND IS KITTED OUT WITH BRAND NEW BO CONCEPT FURNITURE, ENSURING A SOPHISTICATED YET COMFORTABLE LIVING SPACE.

RESIDENTS OF IVERNA COURT BENEFIT FROM THE CONVENIENCE OF A DEDICATED PORTER SERVICE, ADDING AN EXTRA LAYER OF SECURITY AND ASSISTANCE. THE PRIVATE COMMUNAL GARDEN PROVIDES A SERENE ESCAPE FROM THE HUSTLE AND BUSTLE OF CITY LIFE, PERFECT FOR ENJOYING A QUIET MOMENT OUTDOORS OR SOCIALISING WITH NEIGHBOURS.

IVERNA COURT'S PRIME LOCATION PLACES YOU JUST A STONE'S THROW AWAY FROM THE VIBRANT KENSINGTON HIGH STREET, WHERE YOU CAN INDULGE IN A VARIETY OF SHOPS, CAFES, AND RESTAURANTS. ADDITIONALLY, THE EXPANSIVE GREENERY OF HYDE PARK IS WITHIN EASY REACH, OFFERING A PERFECT SETTING FOR LEISURELY STROLLS OR OUTDOOR ACTIVITIES.

Iverna Court, W8

Approximate gross internal area
68.15 sq m / 733 sq ft



Lower Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis statement. This plans is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

TIM LAWLER 35 EMMANUEL ROAD
LONDON
SW12 0HH
07939557155
TIM@TRISPENS.CO.UK

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	