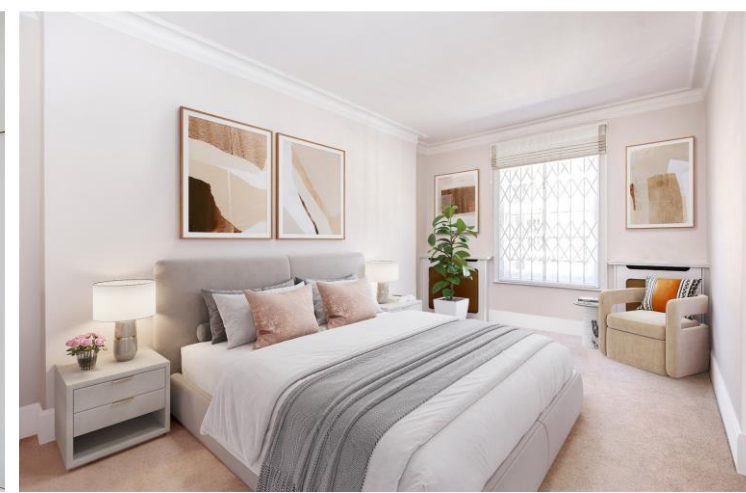




Iverna Court  
Kensington, W8

CHESTERTONS









A prime four bedroom lateral apartment located on the 4th floor (with lift) of this highly regarded portered red brick mansion block. The apartment enjoys a wealth of natural light, ample storage, stunning south facing rooftop views and access to a communal garden for residents (subject to usual consents).

The accommodation comprises an inviting entrance hall, two well proportioned interconnecting south facing reception rooms with access to a private balcony, a separate fully fitted kitchen/ breakfast room, a master bedroom with en-suite and dressing room, three further bedrooms and a large family bathroom with the added benefit of a shower.

Iverna Court is one of Kensington's most desirable addresses. It is superbly located just off Wrights Lane and therefore enjoys easy access to all the shopping, leisure and transport facilities Kensington High Street has to offer, while Kensington Gardens and Holland Park are also a short walk away.

\*\*\*Some photos have CGI furniture inserted to show how the property could potentially look\*\*\*

- 4 Bedrooms, 2 Bathrooms
- Large interconnecting double reception room
- Fully fitted kitchen
- Balcony, Porter, Lift

Asking Price £2,450,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		88
69-80 C	79	
55-68 D		
49-54 E		
45-48 F		
35-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold 990 years remaining

**Service Charge:** £7,744.78 p.a

**Ground Rent:** £0

**Local Authority:** Kensington and Chelsea

**Council Tax Band:** H

**Chestertons Kensington Sales**

116 Kensington High Street

London

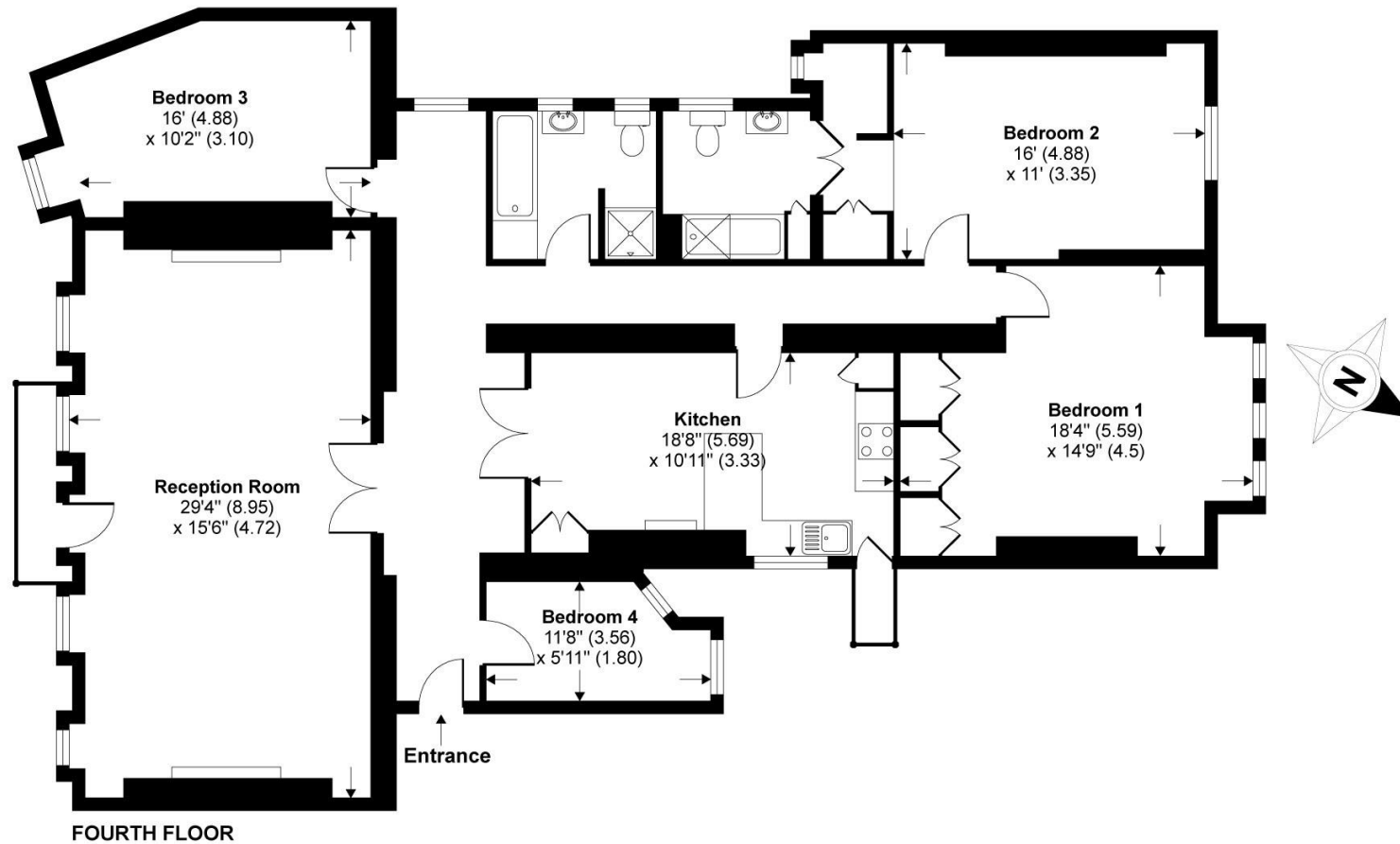
W8 7RW

kensington@chestertons.co.uk

020 7937 7244

chestertons.co.uk

## Iverna Court, London, W8



**TOTAL GROSS INTERNAL FLOOR AREA 1819 SQ FT 169.0 SQ METRES**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Chestertons REF : 189760

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

