



Iverna Gardens
Kensington, W8

CHESTERTONS





A luxurious three bedroom ground floor apartment meticulously refurbished to the highest of standards. A highly regarded portered mansion block with access to a communal garden for residents (subject to usual consents).

The property is cleverly laid out and offers exceptional entertaining space comprising two interconnecting receptions offering an array of period features from Chesneys gas fireplaces, cornicing, detailed plastering, bay windows and high ceilings. The bespoke eat-in kitchen by Laurameroni is fully fitted with top of the range appliances (Miele, Gaggenau and Siemens), Italian marble and an abundance of storage.

The master bedroom boasts a walk-in wardrobe and a striking book matched marble tiled ensuite bathroom and shower. There are two additional double bedrooms (en suite shower rooms in both) which are beautifully arranged with custom finished joinery. Further benefits include a powder room, solid oak wooden floors, NEST underfloor heating and Lutron lighting system that runs throughout the accommodation.

Iverna Gardens is superbly situated for access to all the amenities and transport facilities Kensington High Street has to offer, while Kensington Gardens and Holland Park are nearby.

- 3 Double Bedrooms, 3 Ensuites
- 2 Reception Rooms, Kitchen, Powder Room
- Purpose Built Portered Mansion Block
- High End Finish, Communal Garden (STC)

Offers in excess of
£3,500,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
71-80 C		
61-70 D		
51-60 E		
41-50 F		
31-40 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Share of Freehold 950 remaining

Service Charge: £10,500 p.a

Ground Rent: £25 p.a

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: H

Chestertons Kensington Sales

116 Kensington High Street

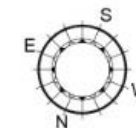
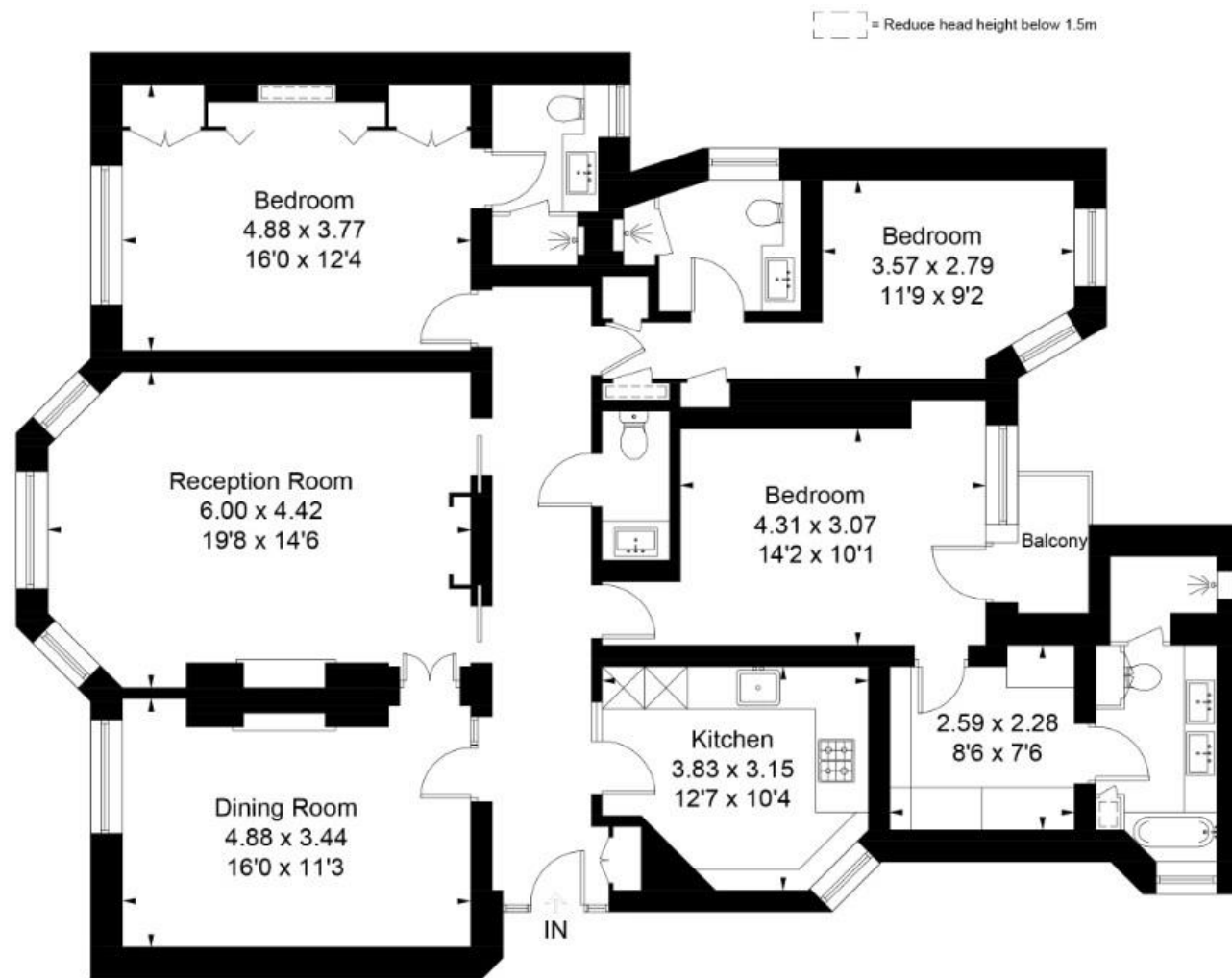
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Approximate Area =
152.4 sq m / 1640 sq ft
Including Limited Use Area
(3.2 sq m / 34 sq ft)

Ground Floor

Area = 152.4 sq m / 1640 sq ft
(Limited Use Area = 3.2 sq m / 34 sq ft)

Surveyed and drawn in accordance with the
International Property Measurement Standards
(IPMS 2: Residential)
fourwalls-group.com 233290

