



Nevern Square
London, SW5

CHESTERTONS





A beautifully presented, first floor apartment offering wonderful proportions and pretty views of the communal gardens

Set of the first floor of a handsome red brick period building, this superb property boasts a stunning reception room with three floor to ceiling, south facing windows that each open onto the front balcony, exceptionally high ceilings, hardwood flooring and a sleek, modern open plan kitchen which can be cleverly concealed when not in use. The spacious master suite consists of a peaceful bedroom with garden views, walk in wardrobe and stylish bathroom. The high ceilings allow for a full height mezzanine space which currently functions as a second sleeping area and is complete with fitted wardrobes and an extremely handy storage room. In additional, there is a guest WC/ shower room and an abundance of clever storage solutions throughout. The apartment also benefits from access to the stunning communal gardens of Nevern Square (STA) and a long lease.

Nevern Square is a sought after address in the heart of Earls Court and offers easy access the areas many shops, cafes and restaurants and the transport links of Earls Court.

- Beautifully presented throughout
- 3.85m ceiling height
- Master bedroom + sleeping area
- Communal gardens access (STA)

Asking Price £1,400,000

Tenure: Leasehold 145 years

Service Charge: £3330 pa

Ground Rent: £75 pa

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: F

Chestertons South Kensington Sales

44-48 Old Brompton Road

London

SW7 3DY

southkensington@chestertons.co.uk

020 7589 1234

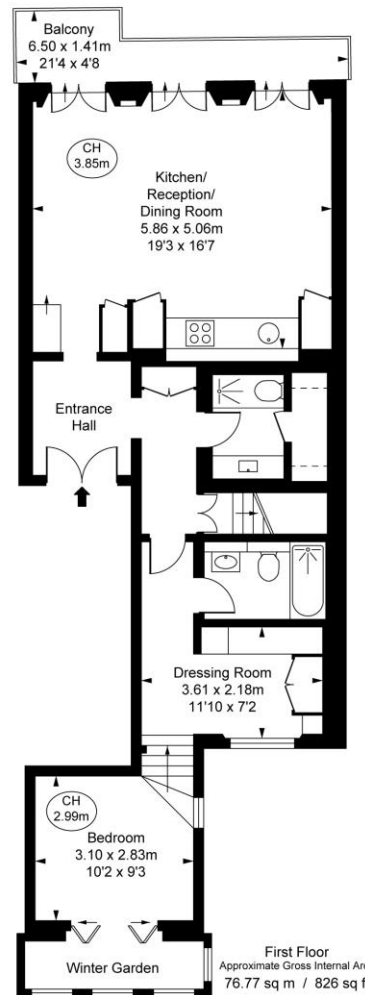
chestertons.co.uk

Nevern Square, SW5
 Approximate Gross Internal Area
 99.76 sq m / 1,074 sq ft

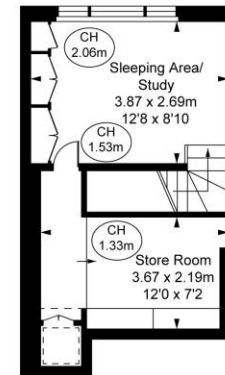
(Including Winter Garden
 3.30 sq m / 35 sq ft)

(Including restricted height
 under 1.5m (— — — —))

(CH = Ceiling Heights)



First Floor
 Approximate Gross Internal Area
 76.77 sq m / 826 sq ft



Second Floor
 Approximate Gross Internal Area
 22.99 sq m / 247 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
 © Fulham Performance

Chesterton Global Ltd 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 Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
 100% recyclable