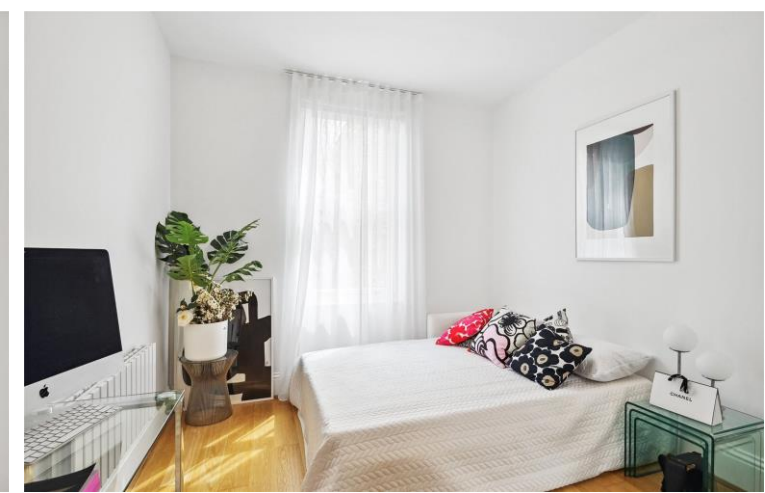




Nevern Square
London, SW5

CHESTERTONS





An immaculate two double bedroom apartment in a well-run, red brick mansion building with lift access and onsite porter.

The apartment is set on the third floor and boasts excellent proportions, high ceilings and plenty of natural light. The reception room offers ample space to dine and there is a separate, well-appointed kitchen. Both bedrooms have ensuite bathrooms and the principle suite is complete with wonderful built in wardrobes. There is also a generous entrance hallway and handy guest WC. Additional benefits include a long lease and access to the beautiful communal gardens of Nevern Square (STC)

Nevern Mansions is located on Nevern Square which is within close proximity to Earls Court Underground tube station (District and Piccadilly Line) as well as being close to the many excellent local restaurants, shops and amenities Earls Court has to offer. For the motorist, there is easy access to the A4/M4 towards Heathrow and the West.

- Two double bedrooms each with ensuite bathroom
- Excellent condition throughout
- Access to communal gardens (STA)
- Close to shops and transport links

Asking Price £1,495,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B		
69-81	C	81	85
55-69	D		
39-55	E		
21-39	F		
1-21	G		

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC

Tenure: Leasehold 133 years
Service Charge: £6298 (includes reserve fund contribution)
Ground Rent: £400
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: G

Chestertons South Kensington Sales

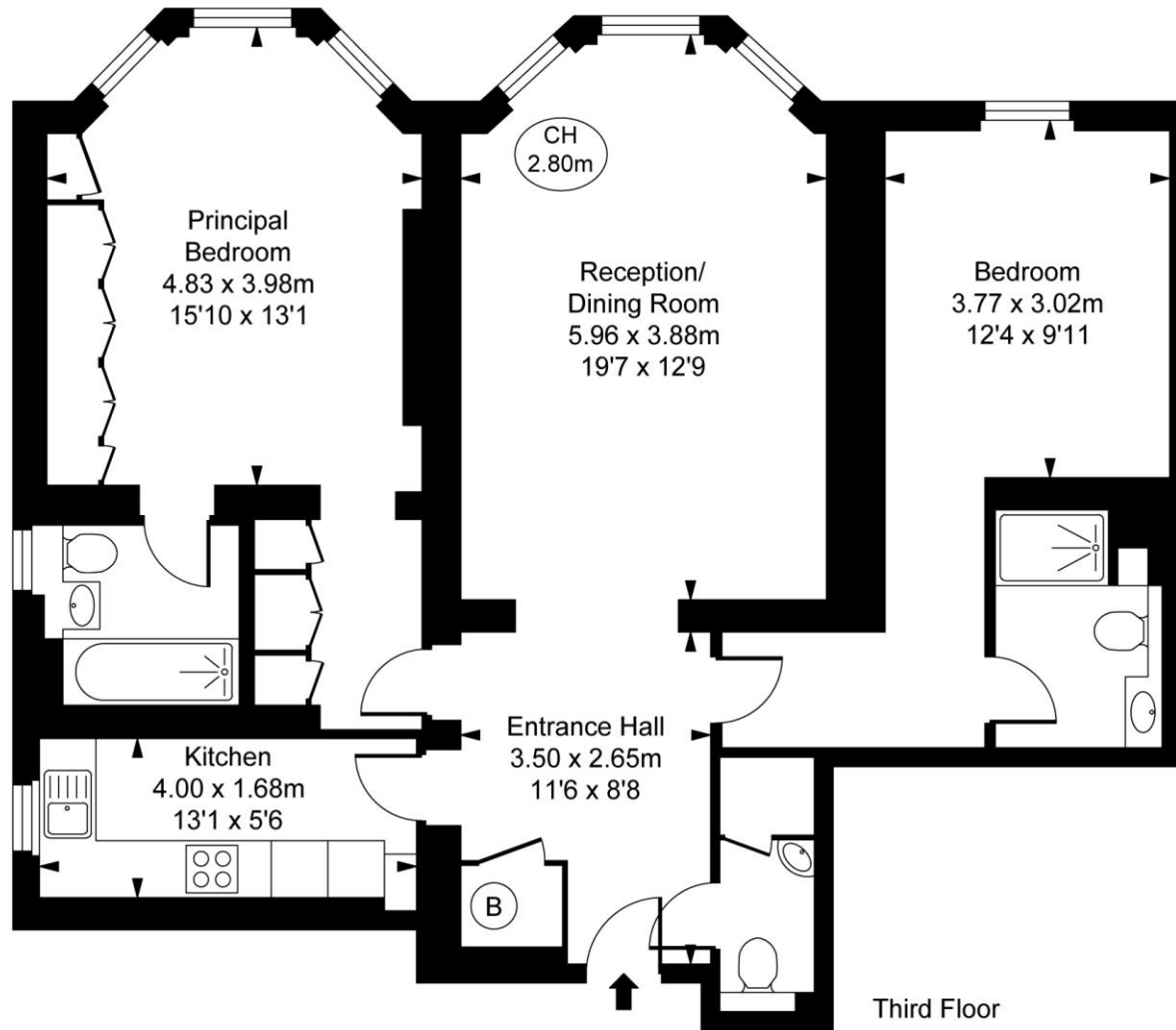
44-48 Old Brompton Road
 London
 SW7 3DY

southkensington@chestertons.co.uk

020 7589 1234

chestertons.co.uk

Nevern Square, SW5
 Approximate Gross Internal Area
98.75 sq m / 1,063 sq ft
 (CH = Ceiling Heights)



Third Floor

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