





Nevern Square is a tranquil, tree-lined oasis nestled in the heart of Earl's Court, offering a serene escape from the bustling city. Surrounded by charming Victorian architecture, this well-maintained garden square provides a peaceful setting for both residents and visitors to enjoy. With its beautifully landscaped gardens, open green spaces, and a sense of community, Nevern Square is a highly desirable spot for those seeking a blend of quiet comfort and urban convenience. Its proximity to local cafes, shops, and excellent transport links further enhances its appeal, making it the perfect place to call home.

Nestled on the third floor of a beautifully maintained Victorian building, this comfy and charming apartment offers a perfect blend of classic elegance and contemporary living. With access to the picturesque Nevern Square, the property is ideally situated just moments from the vibrant heart of Earl's Court. Inside, you'll discover an inviting and spacious layout, featuring a large, sun-filled double bedroom and an additional well-proportioned double bedroom, both offering abundant storage space. The sleek, modern bathroom is complete with a refreshing shower, and the stylish living room seamlessly flows into the open-plan eat-in kitchen, perfect for both relaxation and entertaining.

Located just a short stroll from Earl's Court Underground Station (District and Piccadilly lines), this apartment is an ideal choice for those seeking both comfort and convenience in a highly sought-after area.







## ACCOMMODATION

Entrance Hall: Reception Room: Modern Eat-in Kitchen: 2 Spacious Double Bedrooms: Stylish Bathroom with Shower



## LOCATION

Nevern Square is within easy reach of a wide variety of high end shops and facilities of Earl's Court, Kensington High Street, Gloucester Road and the Old Brompton Road, and within walking distance of Holland Park, Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Earls Court & Gloucester Road stations to the City, the West End and Heathrow, the apartment also benefits from excellent connections via the A4, M4 and M25 and is close to the extensive cycle network linking the area to the West End and City through London's parks.







WITH ACCESS TO STUNNING NEVERN SQUARE GARDENS



## PROPERTY INFORMATION

**Property Type:** Flat/Apartment

**Construction Materials:** Brick

### Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Communal

**Broadband/ Internet connection:** Fttc

**Mobile Signal Coverage:** Please check Ofcom Mobile Checker

**Broadband speed:** Please check Ofcom Broadband Checker

**Parking Arrangements:** Street Parking Permit Required

## Terms

**Price: £800,000**

**Tenure:** Share of Freehold

**Lease:** 165 years approx. unexpired

**Local Authority:** Royal Borough of Kensington & Chelsea

**Service Charge:** £3,615 per year approx

**Reserve Fund:** £1,162 per year approx

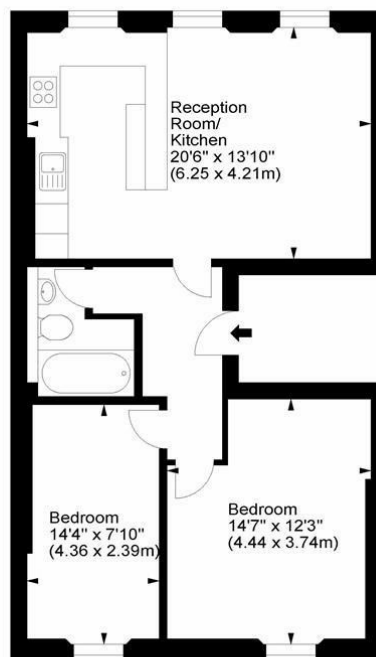
**Ground Rent:** Peppercorn

**Ground Rent Review Period:** if applicable

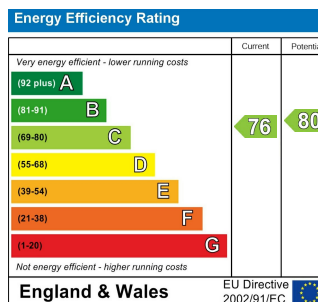
**Council Tax Band:** E

## Nevern Square, SW5

Approx. Gross Internal Area  
680 Sq Ft - 63.17 Sq M



For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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## FEATURES

- Comfy and charming third-floor apartment in a charming Victorian building.
- Spacious and bright living room with an open-plan, modern eat-in kitchen.
- Two well-sized double bedrooms with ample storage space.
- Stylish, contemporary Bathroom with a refreshing shower.
- Prime location, just minutes from Earl's Court Underground Station (District and Piccadilly lines) and access to Nevern Square.
- Approximately 680 sq ft (63 sq m)
- Double glazing throughout
- High EPC Rating
- Access to Communal Gardens
- A Premier Garden Square



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