



Nevern Mansions, London **SW5**

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A well presented two bedroom apartment with lift access, situated on the first floor of a handsome red brick Victorian conversion with an undemised balcony.

Entering on the first floor, a welcoming hallway leads through to an impressive dual-aspect reception room, which is characterised by a striking ceiling height of 3 meters, accentuated by elegant period cornicing with original detail. This room further benefits from an attractive fireplace and four expansive windows that flood the space with an abundance of natural light. A well appointed kitchen is adjacent to the reception room, featuring integrated appliances, a gas hob, and ample cabinetry/worktop space.



**Asking price:** £1,250,000

**Tenure:** Share of freehold plus leasehold, approximately 985 years remaining

**Service charge:** approximately £5,622.40 per annum (including sinking fund contributions), reviewed every year, next review due 2025

**Ground rent:** Peppercorn

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

**Council tax band:** F



A bay fronted double bedroom is discreetly positioned towards the rear of the apartment, which is served by extensive wardrobe storage. There is a further double bedroom to the front with ample storage and French doors that open out to an undemised full-width balcony. Additionally, there is a conveniently located bathroom, which is accessible via the hallway.

The apartment has a well balanced layout, measuring to approximately 1,005 sq ft, and has a share of the freehold with an underlying long lease.

Nevern Mansions is located in the heart of Earls Court and ideally positioned for the excellent transport links and amenities of both Earls Court Road and West Brompton. Kensington High Street and the open spaces of Holland Park are close by, as are the restaurants, bars, and shops on the Old Brompton Road towards South Kensington.



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Approximate Gross Internal Floor Area  
93.35 SQ.M / 1005 SQ.FT

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor  
1005 ft<sup>2</sup>

**Knight Frank**

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2024. Photographs and videos dated October 2023.

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