



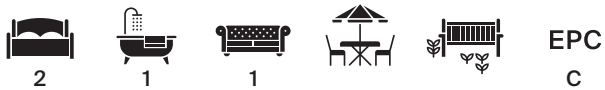
Nevern Square, London SW5



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A superb two bedroom apartment situated on the lower ground floor of a handsome redbrick Victorian Conversion offering residents access to the picturesque garden of Nevern Square, upon application.

Entering through a private entrance, a welcoming hallway leads to an impressive reception room adorned by an attractive marble fireplace and elegant hardwood flooring. The space is characterised by a striking ceiling height, creating a wonderful sense of light and space. A separate, well-appointed kitchen leads off the reception room, featuring integrated appliances, a smart hob, ample cabinetry and marble worktops.



Offers in excess of: £600,000

Tenure: Leasehold: approximately 140 years remaining

Service charge: approximately £3,266 per annum

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: E



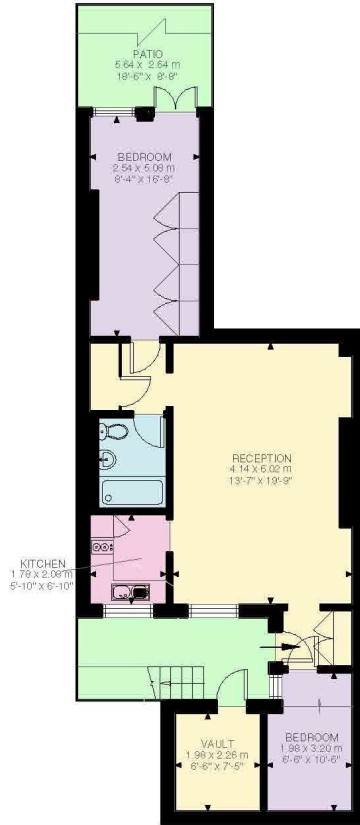


The principal bedroom is discreetly positioned towards the rear of the apartment, served by extensive wardrobe storage and its own terrace. A single bedroom is also to the front of the property. Additionally, there is a conveniently located shower room, which is accessible via the hallway.

The apartment has a well-balanced layout, measuring to approximately 628 sq ft and has a long lease, approximately 140 years remaining. The property further benefits from undemised shared vault storage towards the front.

Please note that we have been unable to confirm the date of the next review for service charge/ground rent. You should ensure that you or your advisors make your own inquiries.





Lower Ground Floor
628 ft²



Nevern Square, SW5

Approximate Gross Internal Area
 58.30 SQ.M / 628 SQ.FT
 (EXCLUDING VAULT)
 VAULT 4.65 SQ.M / 50 SQ.FT
 INCLUSIVE TOTAL AREA 62.95 SQ.M / 678 SQ.FT

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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.

I would be delighted to tell you more
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