



Nevern Square, London SW5



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A well-presented three bedroom apartment predominantly arranged on the raised ground floor of a handsome Victorian red brick building overlooking a beautifully quiet garden square in SW5. This exceptional property presents an exciting opportunity to acquire a duplex apartment complete with its very own private garden - perfect for al fresco dining and entertaining.

Entering via the raised ground floor to a bright, welcoming hallway, which leads through to an impressive south-facing reception room with picturesque green views of the garden square. This room benefits from sleek wooden flooring and a striking ceiling height of 3.49 meters, creating a sense of grandeur. A well-appointed kitchen leads off the reception room, featuring integrated appliances, a smart hob and ample cabinetry/worktop space.



Asking price: £1,395,000

Tenure: Leasehold: approximately 50 years remaining

Service charge: approximately £4,600 per annum

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: C

The apartment has excellent proportions and has an abundance of storage throughout, measuring to approximately 1,123 sq ft. The property is also leasehold, with approximately 50 years remaining, which is currently under the process of being extended.

Nevern Square is in close proximity to the vibrant hubs of Earls Court and Gloucester Road, both known for their exceptional transportation links and fantastic shopping opportunities. Nevern Square is also situated in the prestigious Royal Borough of Kensington and Chelsea, offering its residents the to apply for a convenient parking permit.

Earls Court Underground Station is located nearby, which is serviced by the District, and Piccadilly lines, enabling excellent transport connections to explore the city with ease.







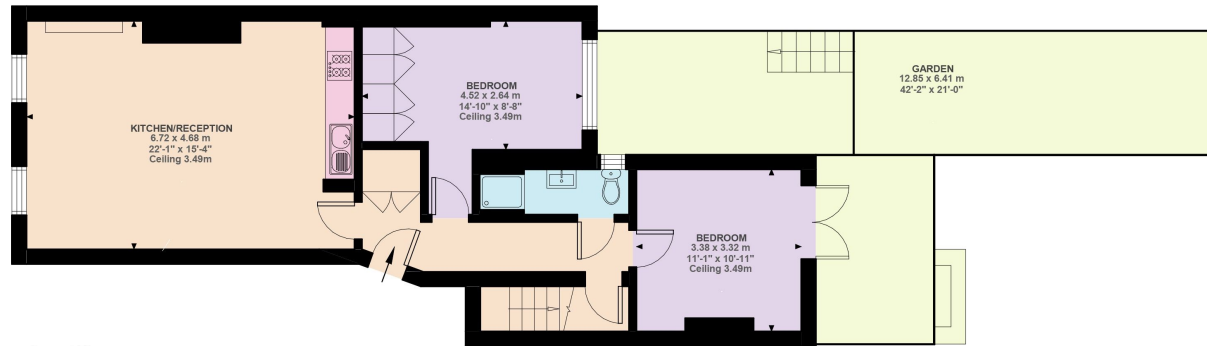
Two generously proportioned double bedrooms are discreetly positioned towards the rear of the property, each offering direct access to the garden. Additionally, there is a showroom accessible via the hallway on this floor. The principal bedroom suite is positioned downstairs, severed by extensive wardrobe storage, bathroom, and walk-in shower exclusive to this floor. Additionally, there is a study space positioned in an alcove, ideal for those who work from home.

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

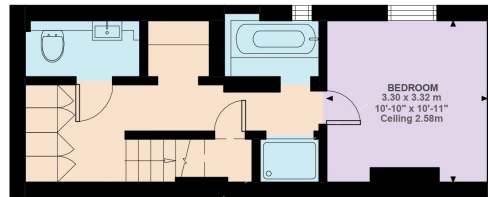




Nevern Square, SW5
Approximate Gross Internal Area
104.37 SQ.M / 1123 SQ.FT



Ground Floor
786 ft²



Lower Ground Floor
337 ft²

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.

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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 August 2023. Photographs and videos dated August 2023.
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