



Nevern Square, London SW5



Nevern Square, London SW7

A well-presented two bedroom apartment situated on the second floor of a handsome west-facing Victorian building with an attractive red brick facade, residing within the conservation area of Nevern Square, a highly desirable 19th-century residential garden square in SW5.

This is an exciting opportunity to acquire a superb apartment with high ceilings and a wealth of period features, being situated in the prestigious Royal Borough of Kensington and Chelsea.



Offers in excess of: £1,000,000

Tenure: Share of freehold plus leasehold, approximately 992 years remaining

Service charge: approximately £1,000 per annum, reviewed every year, next review due 2025

Ground rent: a peppercorn per annum

Local authority: E

Council tax band: Royal Borough of Kensington and Chelsea

Entering on the second floor, a welcoming entrance hall with ample built-in storage leads through to an impressive reception room, which is characterised by a striking ceiling height of 3.14 metres and an attractive period fireplace. This room also benefits from elegant wooden flooring and picturesque green views of Nevern Square. A well-appointed kitchen is adjacent to the reception room, which includes a breakfast bar, a gas hob, and ample cabinetry/worktop space.

The principal bedroom is discreetly positioned towards the rear of the property, which is served by extensive wardrobe storage and a W/C. The property further benefits from a good-sized bedroom to the front with green views and ample storage. There is also a shower room, which is accessible on the half landing.

This charming apartment resides within a Victorian building with a listed front facade and is well-arranged, over 895 sq ft. The property also has the added benefit of a share of the freehold, with an underlying long lease, approximately 992 years remaining.





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.

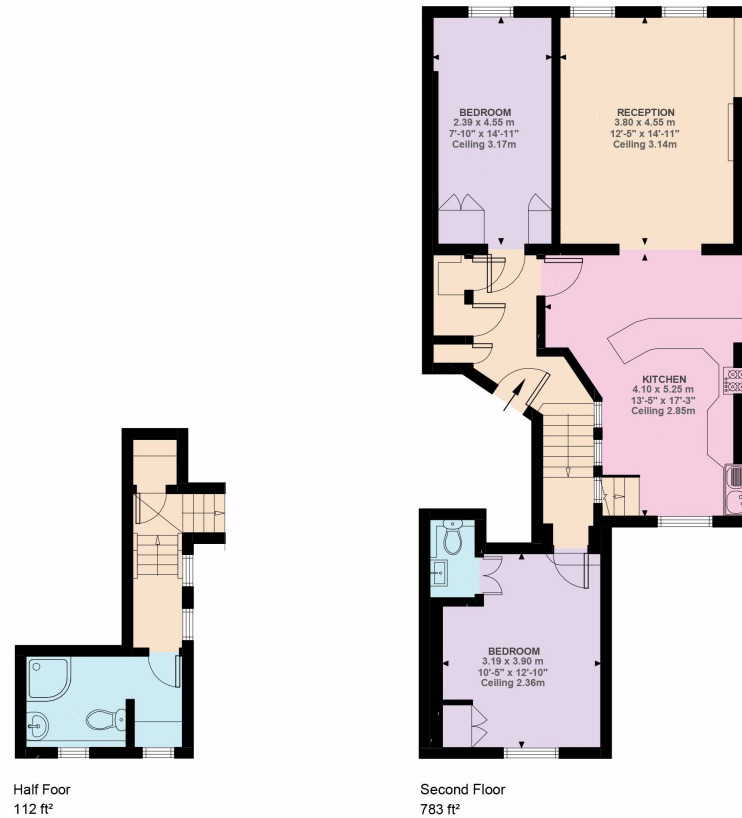
Earls Court Underground Station is located nearby, which is serviced by the District, and Piccadilly lines, enabling excellent transport connections to explore the city with ease.



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Approximate Gross Internal Area

83.19 SQ.M / 895 SQ.FT



Half Floor
112 ft²

Second Floor
783 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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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 February 2024. Photographs and videos dated February 2024.

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