



15, Nevern Square

London, SW5 9NW

A charming two double bedroom, two bathroom flat on this impressive garden square.

A bright and beautifully presented flat with a garden, two large double bedrooms and two en-suite bathrooms in one of London's best garden squares.

The flat has a fantastic layout with high ceilings, rare in a conversion of this type. The flat is accessed through either the main front door of the building which has a spacious hallway or through a private entrance which is off the courtyard on the lower level.

Coming through the hallway you enter the sunny reception room that is large enough for a dining room table and chairs. The reception room leads through to the kitchen which continues to the utility room. The flat has a further vault demised to the lease which offers excellent storage space.

The two double bedrooms are located to the rear of the flat. Both rooms have an en-suite bathroom and excellent storage space. The second bedroom has access onto the pretty decked garden.

Nevern Square is located close to the amenities of Earl's Court Road, and the nearest underground station is Earl's Court serving the Piccadilly and District Lines. The property is also within close proximity to the surrounding areas such as Chelsea, Kensington, South Kensington and Knightsbridge.

ASKING PRICE: £1,100,000 Subject to Contract

TENURE: Leasehold (147yrs and 3 months remaining)

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band F





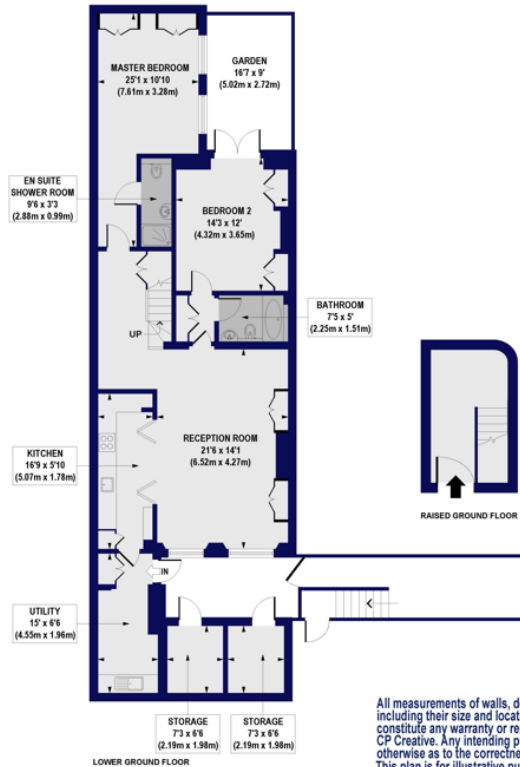
Communal Gardens | Two Double bedrooms | Split-Level



Nevern Square, SW5

Approx. Gross Internal Floor Area 1300 sq. ft / 120.77 sq. m (Including Storage)

Approx. Gross Internal Floor Area 1203 sq. ft / 111.76 sq. m (Excluding Storage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 81 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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