



Nevern Square, SW5

£1,600,000 Leasehold

1055 sq ft (98 m²) • 2 double bedrooms • 2 bathrooms • WC • Reception room • Kitchen • Communal garden • Long lease



Douglas
& Gordon



An immaculate and recently renovated property which is both incredibly light and spacious. Hosting two double bedrooms, within a popular and secure portered building. The flat is situated on the third floor (with lift), located in Nevern Square and a short walk to Old Brompton Road and Earl's Court.

This immaculately presented spacious apartment, benefits from a south easterly aspect, two large bedrooms with en-suite bathroom, WC, a spacious reception room and a separate kitchen. The property benefits from lift access, attractive communal gardens and concierge.

Nevern Mansions is located within Nevern Square and close to the shops, restaurants and transport links of Earl's Court and Gloucester Road. The underground is accessible at Earl's Court (District & Piccadilly) West Kensington (District and Piccadilly Lines).

2 double bedrooms

2 bathrooms

WC

Reception room

Kitchen

Communal garden

Long lease

Approximate gross floor area:
1055 sq ft (98 m²)
Includes Cellar or Storage
Space where applicable

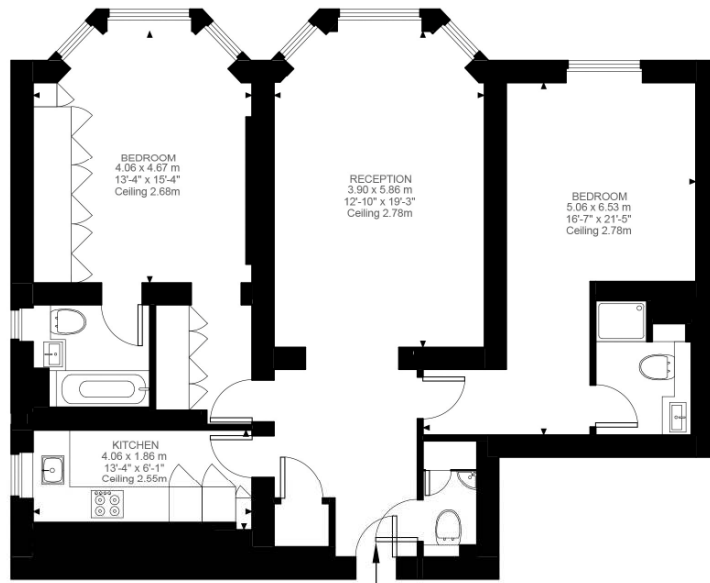
FOR ILLUSTRATIVE PURPOSES ONLY.
NOT TO SCALE.

As defined by RICS code of
measuring practice

This floorplan is representative and for
illustrative purposes only. The measurements
provided are approximate only and not to
scale. They should not be relied upon by any
party. Prospective purchasers or tenants are
advised to carry out their own survey if they
require reliable measurements. No
responsibility is taken for any error, omission,
misstatement or use of data shown.
Details Prepared: 8 May 2024

Nevern Square, South Kensington, SW5

APPROXIMATE GROSS INTERNAL (LIVING) AREA
98.00 SQ.M / 1055 SQ.FT



THIRD FLOOR
1055 SQ.FT / 98.00 SQ.M



Disclaimer:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared for Douglas & Gordon in accordance with the current edition of the RICS Code of Measuring Practice.



Good to know

Nearby station: Earls Court
 220m (2 mins) (Line of sight)
 Gross floor area: 1055 sq ft (98 m²)
 Local authority: Kensington & Chelsea
 Council tax band: G
 Ground rent: £400.00
 Service charge: £4,000.00



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
87-100	A		
81-86	B	81	85
69-80	C		
54-68	D		
39-53	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

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