



A rare and luxurious split level three bedroom apartment located on this popular SW5 address

**Nevern Square, London, SW5**

£2,500,000 Leasehold (153 years remaining)





### About this property

The property greatly benefits from the rare feature of its own private entrance creating a feeling of grandeur before even entering the apartment. The raised ground floor accommodation comprises of a beautiful open plan reception/kitchen/dining room and a guest bedroom with private en suite bathroom. The lower ground floor accommodation comprises of two spacious double bedrooms, a master en suite bathroom and separate additional guest bathroom. To the rear of the property the apartment benefits from a superb west facing private garden.

In addition to the apartments private outside space the property also benefits from access into Nevern Square's private garden square.

The current lease has approximately 153 years remaining having been extended by the current owner.

### Local Information

Nevern Square is located close to the amenities of Earl's Court Road, and the nearest underground station is Earls 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.

### Tenure

Leasehold (153 years remaining)

### Local Authority

The Royal Borough of Kensington and Chelsea

### Energy Performance

EPC Rating = E

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Earl's Court Office. Telephone: +44 (0) 20 7578 6900.

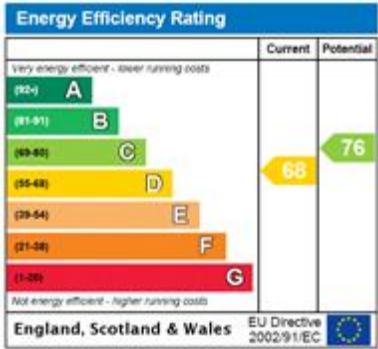






**Nevern Square, London, SW5**  
**Gross Internal Area** 1620 sq ft, 150.5 m<sup>2</sup>

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