



A beautifully presented and newly refurbished raised ground floor apartment in this well maintained portered mansion block in the heart of Kensington.

**Iverna Gardens, London, W8**

£3,750,000 Share of Freehold

savills



Excellent lateral living with a fabulous double reception/dining room around a central fireplace • Newly refurbished to an exacting standard • Classic red brick mansion building and looked after by a resident porter • Wonderful views from all the principal rooms • Central location close to shops, restaurants and transport links

#### Local Information

Iverna Gardens is looked after by a porter and is a pretty tree lined street that runs north from Abingdon Villas, approximately 0.2 miles from Kensington High Street with its excellent shopping, restaurant and transport links (District & Circle lines) as well as being approximately 0.4 miles from Kensington Gardens/Hyde Park.

#### About this property

A beautifully presented and comprehensively refurbished east facing three bedroom and en-suite apartment on the raised ground floor of a red brick period mansion building overlooking the communal garden square.

The apartment comprises of an east facing reception and separate dining room and fully fitted separate eat-in imported marble kitchen. There are also three bedrooms all of which have en-suite bookmatched marble bathrooms. The principal bedroom also benefits from a large walk in wardrobe. Particular features are the 3m ceiling heights throughout all the principal rooms, bespoke floor, bespoke mirror paneling, underfloor heating throughout with a SMART heating system, separate WC and ample storage throughout.

#### Tenure

Share of Freehold (954 underlying leasehold years remaining)

#### Local Authority

Royal Borough of Kensington & Chelsea, London

#### Energy Performance

EPC Rating = D

#### Service Charge

£10,500 per annum including 50% towards a sinking fund

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Kensington Office.  
Telephone: +44 (0) 20 7535 3300.







Iverna Gardens, London, W8  
Gross Internal Area 1,644 sq ft, 153 m²

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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 in accordance with the current edition of the RICS Code of Measuring Practice).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

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