

**RUSSELL
SIMPSON**

An exceptional two bedroom lateral
flat

NEVERN MANSIONS
EARLS COURT SW5

Nevern Mansions

Sold

<div>BEDROOMS</div> <div>2</div>	<div>INTERNAL</div> <div>1,259_{SQ FT}</div> <div>116_{SQM}</div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL</div> <div>ECT</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>E</div>	<div>COUNCIL TAX</div> <div>F</div>
<div>TENURE</div> <div>Share of freehold</div>	<div>LEASE LENGTH</div> <div>987_{YEARS}</div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£5,300_{P/Y}</div>



The Property

The apartment is situated at the back of the building and offers fantastic volume, generous room sizes and well-designed space throughout. It has a range of living spaces with a large entrance hall/study, followed by an eat-in kitchen and a large reception room. This is accompanied by two large ensuite double bedrooms with superb storage.







The Bedrooms





The Neighbourhood

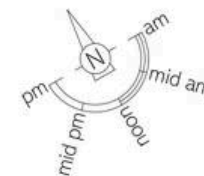
Plenty of local shops and restaurants are only moments away and the transport links are excellent with Earls Court Underground within five minutes' walk. The property is conveniently located a 30 minute taxi ride to London Heathrow as well as being only moments away from the West End, the M4 and the new Earls Court Development Centre.

NEVERN MANSIONS, WARWICK ROAD, SW5

Approximate Area = 1259 sq ft / 117 sq m

(Excluding Service Void)

Including Limited Use Area (7 sq ft / 0.7 sq m)



Raised Ground Floor

VIEWING ARRANGEMENTS

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This plan is for layout guidance only. Not drawn to scale unless stated. Dimensions and door openings are approximate. While every care is taken in the preparation of this plan, please check all dimensions, shapes and complete fittings before making any decisions reliant upon them.

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