



# A penthouse apartment in the heart of Sevenoaks town

**Old Coffee House, London Road, Sevenoaks, Kent, TN13**

£2,800 pcm, Unfurnished  
Available now



A spectacular penthouse apartment • Presented to an exceptionally high standard • The amenities of Sevenoaks on the doorstep • Generous roof terrace • Sevenoaks station approx. 0.7 miles • Excellent road links

### About this property

Situated in the heart of Sevenoaks town, this immaculately presented penthouse apartment offers generous accommodation finished to a high specification throughout.

Accessed via a private entrance with carpeted staircase and lift opening into the apartment, the internal hall which is lit by overhead skylights, leads into a spectacular open plan living/dining room with floor to ceiling sliding doors flooding the room with natural light. There is also a curved timber feature wall providing separation from the sleeping area of the apartment. In addition there is a study with views to the roof terrace.

The contemporary kitchen, which is also open plan, benefits from a range of upper and lower units, and a wall of full height units that incorporate the fridge freezer and oven. There is also a large island providing additional breakfast bar seating.

Externally the property provides a spacious roof terrace with multiple areas for entertaining, and a seating area which is screened by timber posts.

The very generous master bedroom benefits from a bank of built in wardrobes, en suite bathroom with separate shower cubicle, and a sliding door with access to the roof terrace. There is a second bedroom, also with a bank of built in wardrobes, an en suite shower room and private balcony.

The utility room offers ample storage with built in cupboards, and a guest cloakroom.

Lastly, there is a parking permit provided for 1 parking space.

### Local Authority

Sevenoaks District Council

### Energy Performance

EPC Rating = B





### Local Information

This property is ideally situated in the heart of Sevenoaks and within approximately 1 mile of Sevenoaks mainline station.

Mainline Rail Services: Sevenoaks to London Cannon Street/Charing Cross and London Victoria.

Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater in Dartford.

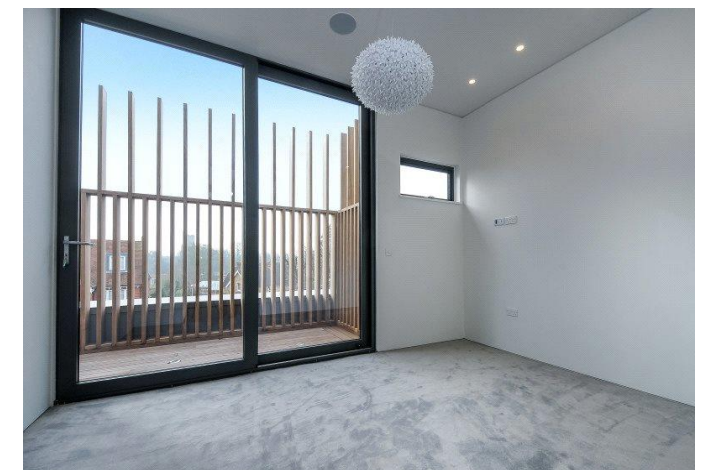
Schools: There are many highly regarded schools in the area: [www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk)

Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket and Rugby in the Vine area of Sevenoaks.

Communications: The M25 can be accessed at the Chevening interchange which is approximately 2.5 miles away linking to other motorway networks and Gatwick and Heathrow Airports.

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills.



Old Coffee House, London Road, Sevenoaks, Kent, TN13  
 Gross Internal Area 1450 sq ft, 134.7 m<sup>2</sup>



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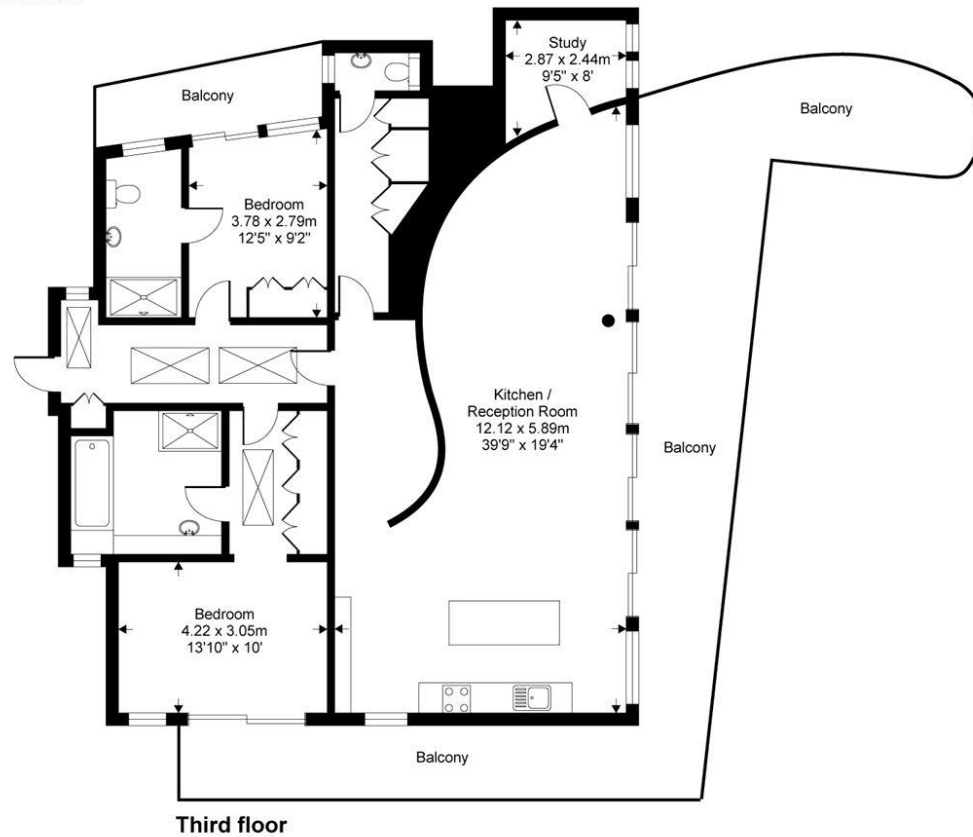
## Old Coffee House, London Road, Sevenoaks , TN13

Gross internal floor area (approx):

134.7 sq m / 1450 sq ft

For Identification only - Not to scale

Niche Communications



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

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\*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20190916MEHE

