



# A stylish apartment set in a convenient Sevenoaks area

**Carlton House, 61B St. Johns Hill, Sevenoaks, Kent, TN13**

£1,325 pcm plus fees apply, Furnished  
Available from 30.01.2021





- Exclusive development • High specification • Deluxe furnishings • Spacious bedroom • Open plan living room
- Integrated kitchen • Luxurious bathroom • Under floor heating

### About this property

Bringing contemporary, urban style living to Sevenoaks, this exclusive development of only 8 apartments boasts an exceptional design, exquisite specification throughout, all set in an excellent location.

Features include:

- 1st floor
- Open plan living room
- Stylish integrated Chambers kitchen
- Porcelanosa bathroom
- Fitted wardrobe
- Under floor heating
- Exposed brick detailing
- Luxuriously furnished
- Very high specification

### Furnishing

Furnished

### Local Authority

Sevenoaks District Council  
Council Tax Band = C

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.  
Telephone: +44 (0) 1732 789 760.







### Local Information

Ideally situated for Sevenoaks town and station and only 0.3 of a mile from Sevenoaks Bat and Ball station this brand new apartment boasts a stunning finish and convenient location.

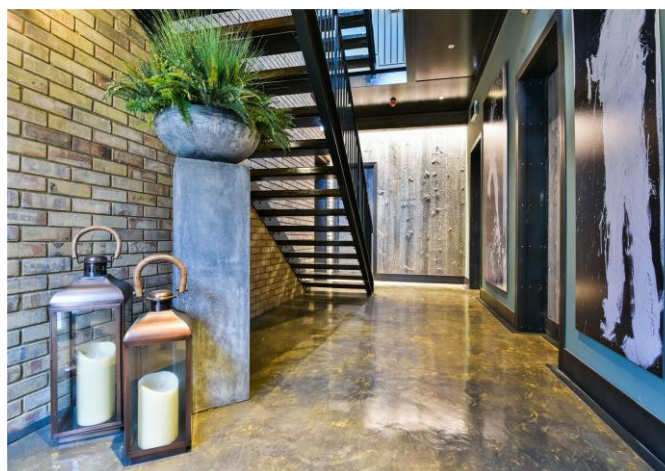
Sevenoaks is a historic market town popular with commuters and families. There is something for everyone in and around the local area with local clubs and activities cater for most needs. Leisure facilities include the Stag Cinema and Stag Theatre, the swimming and sports centre, Knole House and park, Riverhill Himalyan gardens, Sevenoaks Wildfowl Reserve, several golf courses and The Vine cricket ground.

Shopping: At the St Johns parade of shops is a Co-op, selection of restaurants and cafes. Located nearby in Otford is a Sainsburys, small industrial estate and boutique high street containing antiques shops, pubs, restaurants. For more comprehensive shopping you can visit nearby Sevenoaks (1 mile), Tunbridge Wells (14.9 miles) and Bluewater shopping centre in Dartford (17.5 miles). \*source Google maps

Bat and Ball rail station (0.4 miles) with services to London Bridge from 42 mins (changing at Sevenoaks), London Charing Cross from 46 mins (changing at Sevenoaks), London Victoria from 57 mins (changing at Charing Cross). Sevenoaks rail station (1.1 miles) with services to London Cannon Street from 33 minutes, London Charing Cross from 34 minutes and London Victoria from 51 minutes. \*source [www.nationalrail.com](http://www.nationalrail.com)

The M25 can be accessed at the Chevening interchange linking to other motorway networks as well as Gatwick and Heathrow Airports.

Please note that all distances mentioned are approximate.



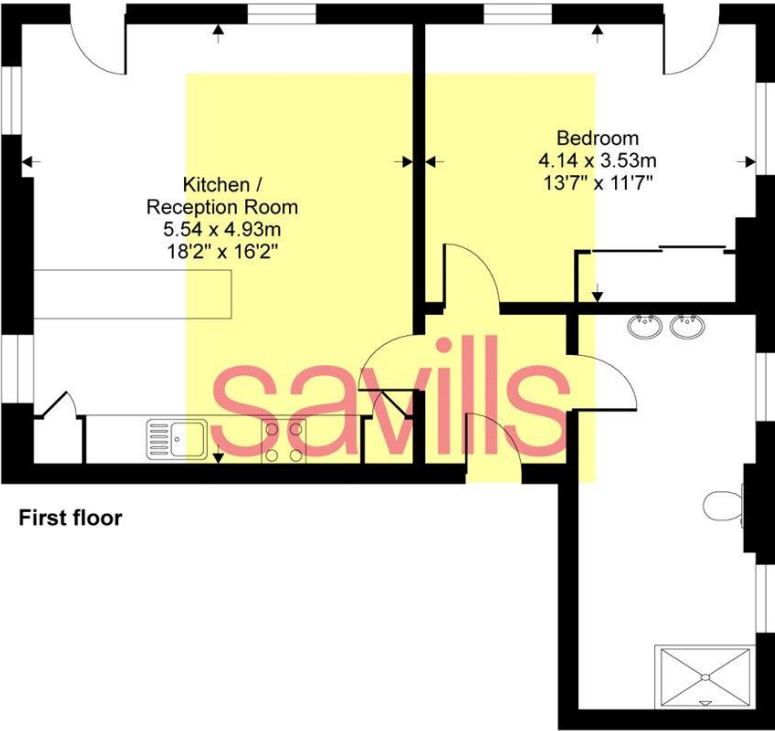
Carlton House, 61B St. Johns Hill, Sevenoaks, Kent, TN13  
Gross Internal Area 625 sq ft, 58.1 m²

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Carlton Works, St Johns Hill, Sevenoaks, TN13

Gross internal floor area (approx):  
58 sq m / 625 sq ft  
For Identification only - Not to scale  
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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