



A well proportioned apartment in central Sevenoaks

Eardley Road, Sevenoaks, Kent, TN13

£1,480 pcm plus fees apply, Unfurnished
Available from 25.07.2022

savills

- Well presented Victorian apartment • Private entrance and period features • High Street and station approx. miles
- Excellent transport links • Popular local schools • Garage and off-street parking

About this property

A beautifully presented apartment of elegant proportions boasting period features and far reaching views.

From the entrance hall, which has wooden flooring and a useful fitted storage cupboard, a staircase rises to the living accommodation arranged over the 1st floor. The living room provides an excellent space for both entertaining and everyday living with a connecting door to the adjoining kitchen which is fitted with a range of wall and base cupboards and integrated appliances including an oven and hob with extractor hood above.

There are 2 double bedrooms, of which 1 includes a built in wardrobe as well as the family bathroom which comprises of a bath with a separate shower attachment, pedestal wash basin, W.C. and heated towel rail.

Externally the property further benefits from an off-street parking space to the rear.

Furnishing

Unfurnished

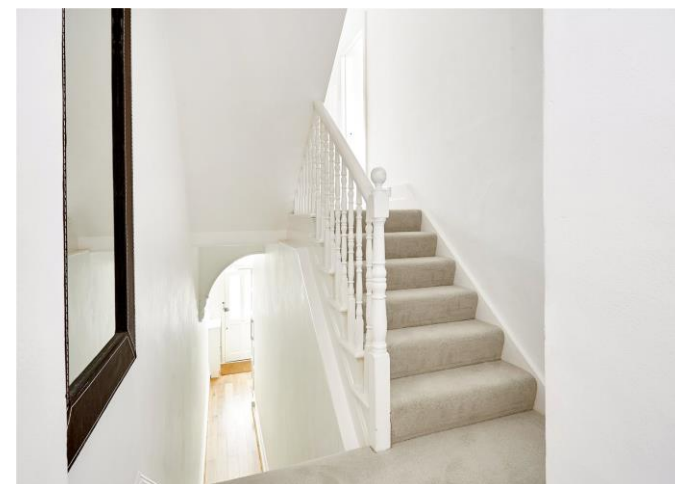
Local Authority

Sevenoaks District Council

Council Tax Band = D

Energy Performance

EPC Rating = C





Local Information

Eardley Road is a sought-after Sevenoaks location, well served with local schools, the station and High Street, benefiting from a multitude of shops, supermarkets, pubs and restaurants.

Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater.

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

Schools: There are many highly regarded schools in the area both state and private.
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, rugby and hockey in the Vine area of Sevenoaks.

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

Viewing

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

Telephone: +44 (0) 1732 789 760



Eardley Road, Sevenoaks, Kent, TN13
Gross Internal Area 903 sq ft, 83.9 m²



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Eardley Road, Sevenoaks

Gross Internal Area (approx)

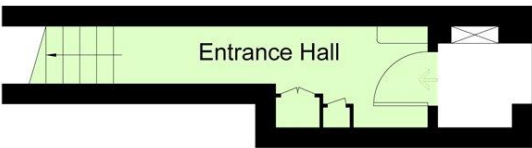
Apartment = 83.9 sq m / 903 sq ft

For identification only. Not to scale.
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First Floor

= Reduced headroom below 1.5m / 5'0



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	81
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](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide).
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