



# A stylish apartment finished to a high specification

**Parkfield House, 96 London Road, Sevenoaks, Kent, TN13**

£1,525 pcm plus fees apply, Unfurnished  
Available from 16.11.2020



Stylish and contemporary throughout • Sevenoaks station approx. 0.3 miles • One off street parking space • Central Sevenoaks location • Lift access from car park • Excellent road links • Raised ground floor • Photos are representative and may differ

#### About this property

Superbly designed and finished to the highest standard, this modern and stylish apartment benefits from a contemporary design complemented by fixtures and fittings of exceptional quality throughout.

This apartment enjoys wood-effect tile flooring in the hallway, open plan living room and kitchen, sumptuously carpeted bedrooms, crisp white bathroom suites, utility cupboard and coat/storage cupboard.

#### FIXTURES & FITTINGS

- Satellite, TV and telephone outlets to living room
- Recessed downlights throughout
- Wall lamps and wardrobes in both bedrooms
- TV outlets to bedrooms

#### SECURITY AND PEACE OF MIND

- Video entry phone system
- Mains powered smoke/heat detectors with battery backup to apartments

#### COMMUNAL AREAS

- Tiled entrance foyer with post box for each apartment
- CCTV in communal stairwell
- Elevator serving all floors
- Underground carpark

Agents note: Photos are representative and may differ

#### Furnishing

Unfurnished

#### Local Authority

Sevenoaks District Council  
Council Tax Band = D


#### Energy Performance

EPC Rating = B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(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 	

### Local Information

This central Sevenoaks apartment is conveniently located in a position within 0.3 miles of Sevenoaks High Street and Sevenoaks Mainline station.

Comprehensive Shopping: Sevenoaks High Street (0.3 miles), Tunbridge Wells (11.9 miles) and Bluewater.

Mainline Rail Services: Sevenoaks (0.3 miles) to Cannon Street/Charing Cross.

Primary Schools: St Thomas' RCP, St John's CEP, Sevenoaks CP, and Lady Boswell's CEP Schools.

Grammar/State Schools: in Sevenoaks, Tonbridge & Tunbridge Wells.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

Sporting Facilities: Golf clubs in Sevenoaks include Wildernes 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 about 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 Sevenoaks Lettings Office. Telephone: +44 (0) 1732 789 760.

**Parkfield House, 96 London Road, Sevenoaks, Kent, TN13**  
**Gross Internal Area** 849 sq ft, 78.9 m<sup>2</sup>



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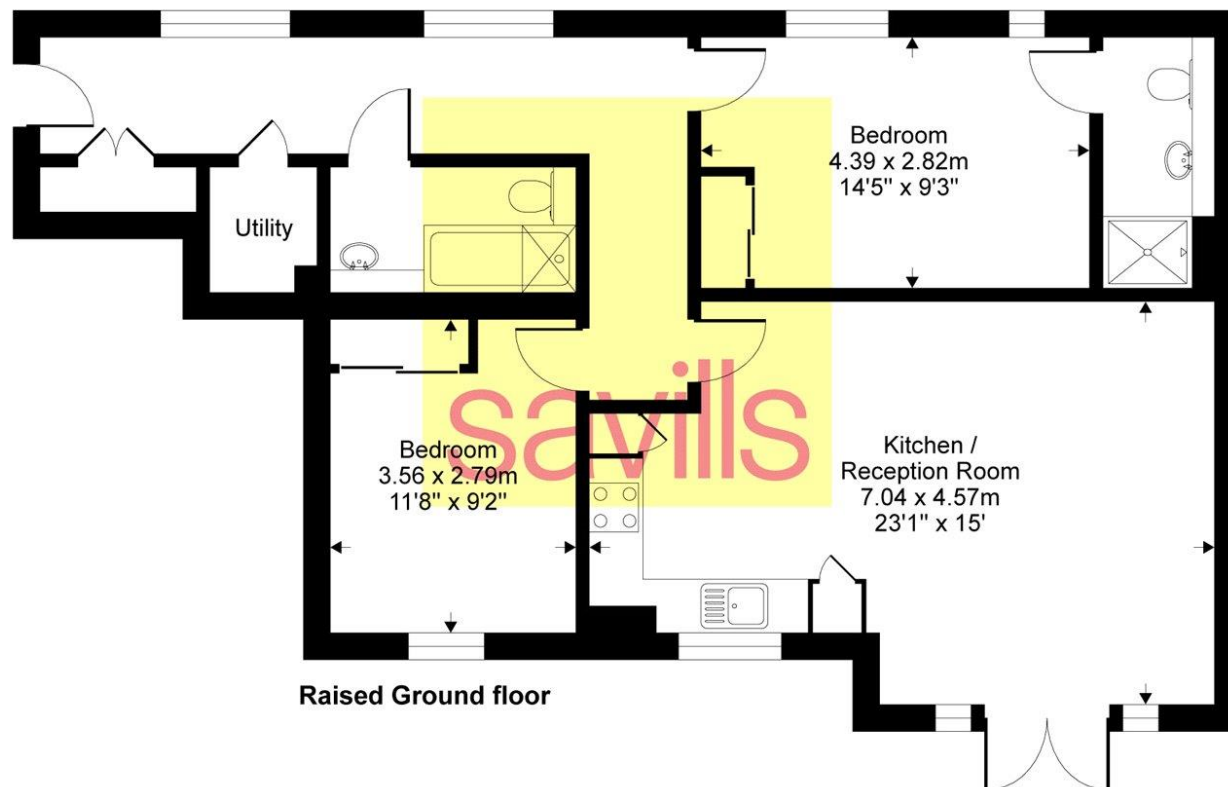
## London Road, Sevenoaks, TN13

Gross internal floor area (approx):

78.9 sq m / 849 sq ft

For Identification only - Not to scale

Niche Communications



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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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