



# A stylish apartment in an impressive building

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

£1,500 pcm plus fees apply, Unfurnished  
Available from 13.04.2021





- Stylish and contemporary throughout • Sevenoaks station approx. 0.3 miles • One off street parking space • Central Sevenoaks location • Lift access from underground car park • Excellent road links • 3rd 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, and utility 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 = C







### 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 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 about 2.5 miles away linking to other motorway networks and Gatwick and Heathrow Airports.

Please note that all distances are approximate.

### Viewing

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

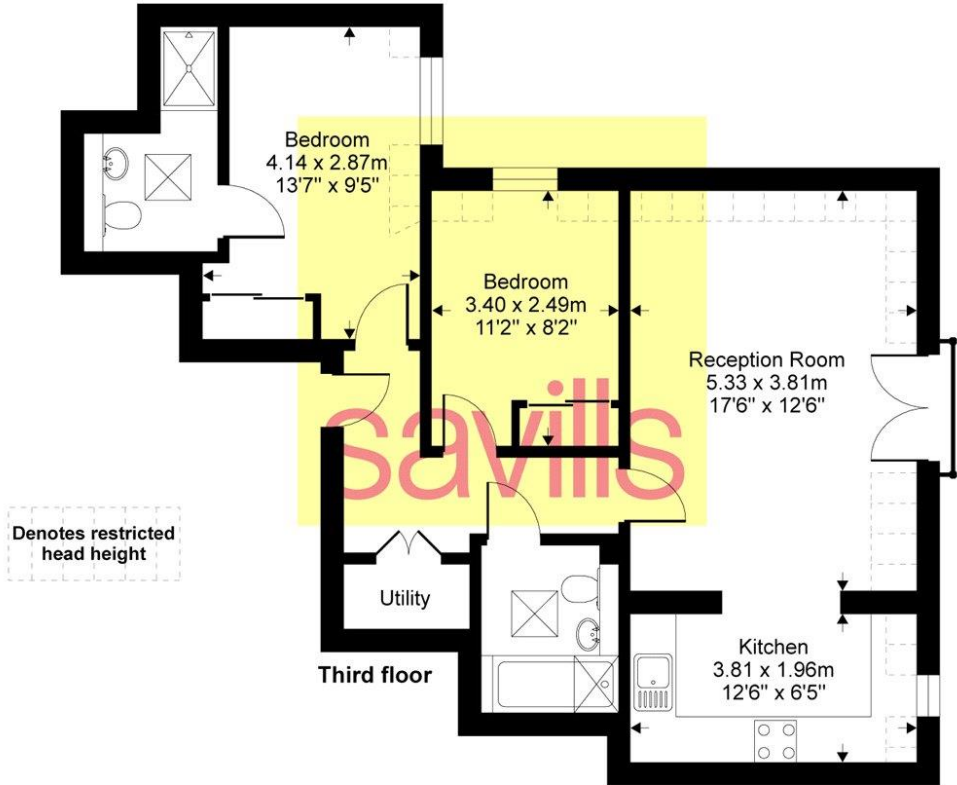



Parkfield House, 96 London Road, Sevenoaks, Kent, TN13  
Gross Internal Area 622 sq ft, 57.8 m²

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**London Road, Sevenoaks, TN13**

Gross internal floor area (approx):  
61.5 sq m / 662 sq ft (Excludes Restricted Head Height)  
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 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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