



A stylish apartment finished to a very high specification

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

£1,400 pcm plus fees apply, Unfurnished
Available from 08.11.2019



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 • 1st 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

Energy Performance

EPC Rating = B





Local Information

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

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

Mainline Rail Services: Sevenoaks (approx. 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 and Russell House Preparatory Schools in Otford. Radnor School 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 approximately 2.5 miles away linking to other motorway networks and Gatwick and Heathrow Airports.

Viewing

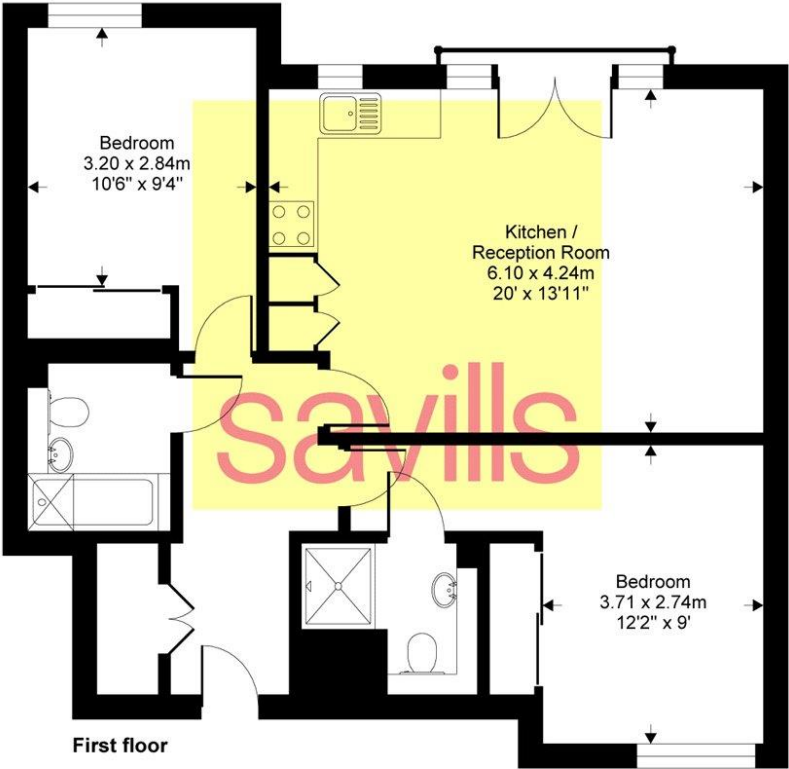
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.



Parkfield House, 96 London Road, Sevenoaks, Kent, TN13
Gross Internal Area 762 sq ft, 70.8 m²

London Road, Sevenoaks, TN13

Gross internal floor area (approx):
70.7 sq m / 762 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	81	81
(69-80) C		
(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 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. . 20191008MEHE

