



# A stunning apartment sitting within landscaped gardens

**No. 1 The Vine, Sevenoaks, Kent, TN13**

£3,000 pcm plus fees apply, Unfurnished  
Available now

savills

- High specification throughout • Modern open plan living
- Integrated appliances • Walnut timber flooring throughout
- Landscaped communal garden • Underfloor heating • Private gated parking • Sevenoaks station approx. 0.5 miles

### Local Information

No. 1 The Vine is situated close to the centre of Sevenoaks Town Centre within a conservation area and overlooking the historic Vine Cricket Ground.

Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater in Dartford.

Mainline rail services: Sevenoaks 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: Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Wildernesse Boys School in Sevenoaks and Sevenoaks Girls School.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & 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 3 miles away linking to other motorway networks and Gatwick and Heathrow Airports.

### Local Authority

Sevenoaks District Council

### Energy Performance

EPC Rating = B

### Viewing

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





### About this property

No. 1 The Vine is a prestigious collection of six elegant 2 and 3 bedroom apartments with secure private parking. Located in an exceptional setting, the apartments overlook the Vine cricket ground situated in The Vine conservation area, alongside spectacular rear views of the North downs and they are only moments from Sevenoaks High Street. Designed to complement its surroundings, No. 1 The Vine adds a contemporary twist on a detached Victorian villa styled house. The traditional style includes; attractive stone work, brick detailing full height glazing, stone terraces, pretty balconies and a steeply pitched roof with classic lead lined dormer windows. The apartments are ideal for those looking for an elegant home within Sevenoaks to enjoy the Kent countryside and make the most of the excellent transport links on offer. London stations can be reached in under half an hour from Sevenoaks station and there is convenient access to the M25, M20, Eurostar at Ebbsfleet international and Gatwick airport.

### Kitchen

No. 1 The Vine kitchens are equipped with individually designed, hand built cabinetry with bespoke high quality composite stone worktops. The kitchen also features a range of integrated appliances including; Miele dishwasher, fridge/freezer and a flush induction hob. All wall cabinets feature LED lighting and counter top include glass splash-backs.

### Bathroom/En Suites

All apartments feature walk-in wet rooms showers and underfloor heating. The bathrooms are fitted with designer porcelain tiles to the floors and walls with brushed chrome LED down lighters. Each bathroom features chrome mixers and taps with polished chrome heated towel rails and includes porcelain floating sanitary furniture and vanity units.



### Interior Finishes

Walnut engineered timber floorboards are fitted throughout with luxury carpets to all bedrooms. Internal doors are six panelled walnut with brushed chrome furniture. All the apartments include custom made composite windows with sealed double glazing.

### Electrical

Energy efficient independent gas-fired boilers serve each apartment alongside pressurised hot and cold water systems guaranteeing high flow rates. Intruder and fire alarms are fitted to all apartments as is; Cat 6 cabling, TV and Sky+ point to selected rooms and HD video door entry system. The apartments also feature Limestone remote control traditional gas fireplaces with polished granite hearths.

### Externally

The apartments sit within landscaped communal gardens.

No. 1 The Vine, Sevenoaks, Kent, TN13  
Gross Internal Area 1760 sq ft, 163.5 m<sup>2</sup>

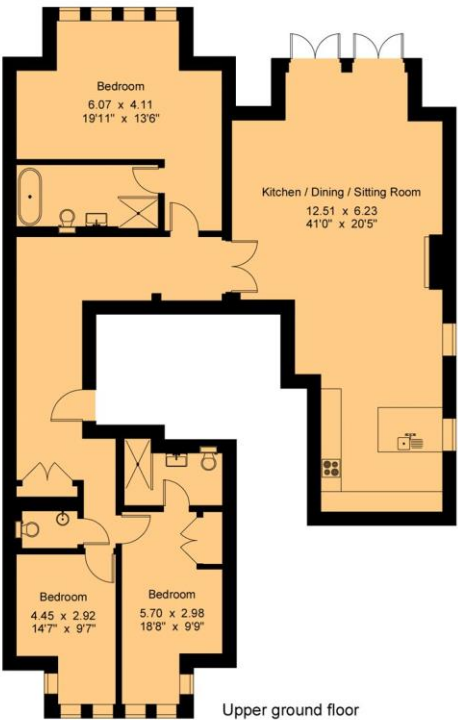
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**Apartment 2, No.1 The Vine, Sevenoaks**

Gross internal area (approx.)

Apartment - 163.9 sq m (1764 sq ft)

For identification only - Not to scale  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(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 		

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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.  
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