



**CONTEMPORARY APARTMENT WITH TWO SOUTH-WEST FACING BALCONIES, SET IN A CENTRAL LOCATION 0.2 MILES OF THE STATION & 0.7 MILES OF THE HIGH STREET**

3 THE EDGE  
MOUNT HARRY ROAD, SEVENOAKS, KENT, TN13 3JN

**Guide Price £550,000, Leasehold**





Entrance hall • Kitchen/dining/sitting room  
• Master bedroom with en suite • 1 further double bedroom with en suite • 2 balconies • Undercroft parking space

#### Situation

3 The Edge is set in a prime Sevenoaks location, 0.2 miles from the station and 0.7 from the High Street, offering a multitude of shops, supermarkets, pubs and restaurants. Also of particular note is the easy access to Knole Park, which is one of Kent's last medieval deer parks and enjoys over 1,000 acres of beautiful parkland.

- Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater.
- Mainline Rail Services: Sevenoaks to London Bridge/ Charing Cross/Cannon Street.
- Schools: There are many highly regarded schools in the area both state and private. [www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk).
- Sporting Facilities: Wildernesse and Knole Golf clubs in Sevenoaks. Nizels Golf & Country Club in Hildenborough. Sevenoaks leisure centre. Cricket and Rugby in the Vine area of Sevenoaks. Sevenoaks tennis club. Sevenoaks bowling club.
- Communications: The M25 can be accessed at the Chevening interchange (about 2 miles) linking to other motorway networks and Gatwick and Heathrow Airports.

#### Viewing

Strictly by appointment with Savills.

#### Description

3 The Edge is a contemporary style first floor apartment, set in a superb central Sevenoaks location. Completed in 2013 to a high specification throughout, the apartment benefits from the remainder of an NHBC warranty. The accommodation provides light and open plan living spaces with a stylish kitchen and two double bedrooms, both of which include en suite facilities. Also of note are two south-west facing balconies, video entry system, lift access and one secure undercroft parking space.

- The private entrance hall creates a free flowing link between the accommodation.
- The open plan dining/sitting room and kitchen provides a light and flexible interior, ideal for both everyday living and entertaining. Two sets of double doors lead out to the balcony enjoying a southerly aspect.





- The kitchen is fitted with contemporary wall and base cupboards. Corian work surfaces extend into a breakfast bar and incorporates a sink. Integral appliances include an induction hob (with extractor fan over), oven, combination microwave oven, fridge/freezer and dishwasher. There is also a washer/dryer.
- The master bedroom benefits from a built in wardrobe, double doors leading out to a balcony and a well appointed en suite shower room.
- There is one further double bedroom, which also includes built in wardrobes, double door access to the balcony, and a contemporary Jack and Jill bathroom.
- The apartment also has one secure undercroft parking space.

#### **Agents Note**

Photographs taken in July 2013.

#### **Tenure**

Leasehold. 125 years from and including 1 January 2012.

#### **Services**

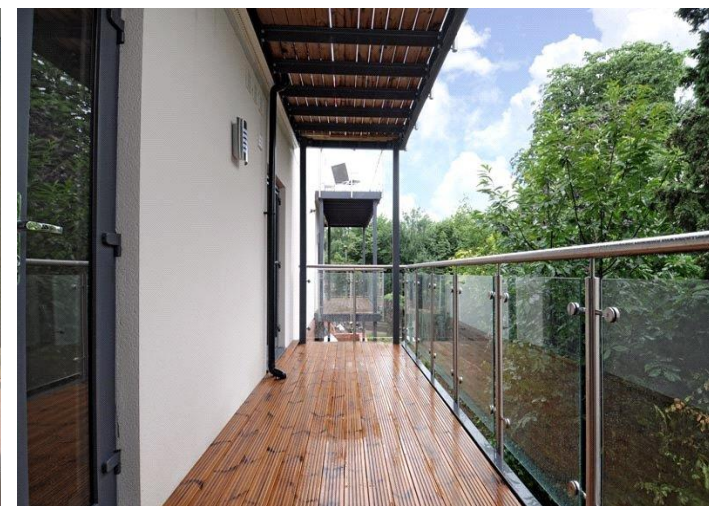
All mains connected. Under floor heating throughout.

#### **Outgoings**

Sevenoaks District Council – 01732 227000. Tax band 'E'.  
Service charge about £2,000 per annum.  
Ground Rent about £500 per annum.

#### **Directions**

From our office on Sevenoaks High Street proceed in a southerly direction and turn immediately right onto London Road. Continue to follow the road, passing the station on your left. Take the next turning on your right onto Hitchen Hatch Lane. Continue to follow the road as it joins Mount Harry Road and The Edge can be found shortly on the left hand side.



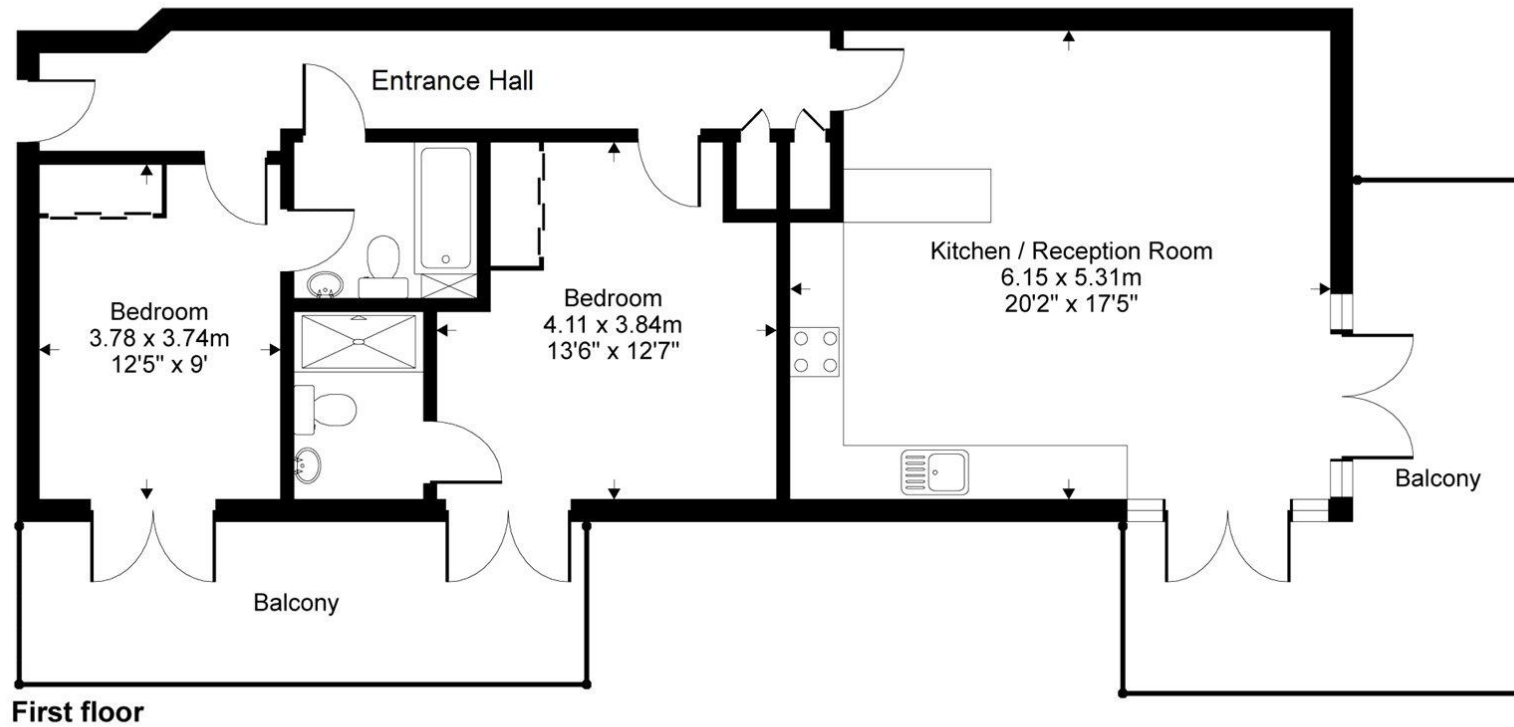
### 3 The Edge, Sevenoaks

Gross internal floor area (approx):

78.12 sq m / 841 sq ft

For Identification only - Not to scale

Niche Communications



**Sevenoaks**  
David Johnston  
djohnston@savills.com  
**+44 (0) 1732 789 700**

**savills.co.uk**

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20180619HTFR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>	81	81
(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		