



Delightful Grade II listed mews property in the centre of town.

**2B Bank Street, Sevenoaks, Kent, TN13 1UW**

£350,000 Leasehold (987 years remaining)



- Well-presented throughout
- Grade II listed
- Central location
- Arranged over three floors
- Sevenoaks station approx. 0.6 miles

#### Local Information

##### • Comprehensive Shopping:

Sevenoaks High Street providing Waitrose, theatre/cinema, pharmacy and doctors. Tunbridge Wells and Bluewater.

##### • Mainline Rail Services:

Sevenoaks (0.6 miles) to London Bridge/Charing Cross/Cannon Street. Bat & Ball (1.6 miles) to London Victoria.

• **Schools:** There are many highly regarded state and private schools in the area.

• **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.

• All distances are approximate.

#### About this property

2B Bank Street is a delightful Grade II listed mews style property occupying a central location in town. Believed to date back to the late 18th/ early 19th Century, the accommodation is beautifully presented and arranged over three floors, combining character features with modern embellishments.

• The kitchen is on the ground floor and is equipped with a range of base cupboards with an integral oven and hob with extractor fan over.

• Stairs lead to a sitting room with a feature fireplace and sash window.

• A well-appointed family bathroom completes the first floor.

• Two bedrooms are situated on the second floor, both with sash windows.

#### Tenure

Leasehold (987 years remaining)

#### Local Authority

Sevenoaks District Council

#### Current Service Charge

£345.72 per annum

#### Current Building Insurance

£213.60 per annum

#### Agent Note

We wish to inform prospective buyers of this property that the sellers are employees of Savills (UK) Ltd.







2B Bank Street, Sevenoaks, Kent, TN13 1UW  
Gross Internal Area 620 sq ft, 57.6 m<sup>2</sup>



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savills.co.uk

**Oliver Hodges**  
Sevenoaks  
**+44 (0) 1732 789 700**  
ohodges@savills.com

## 2B Bank Street, Sevenoaks

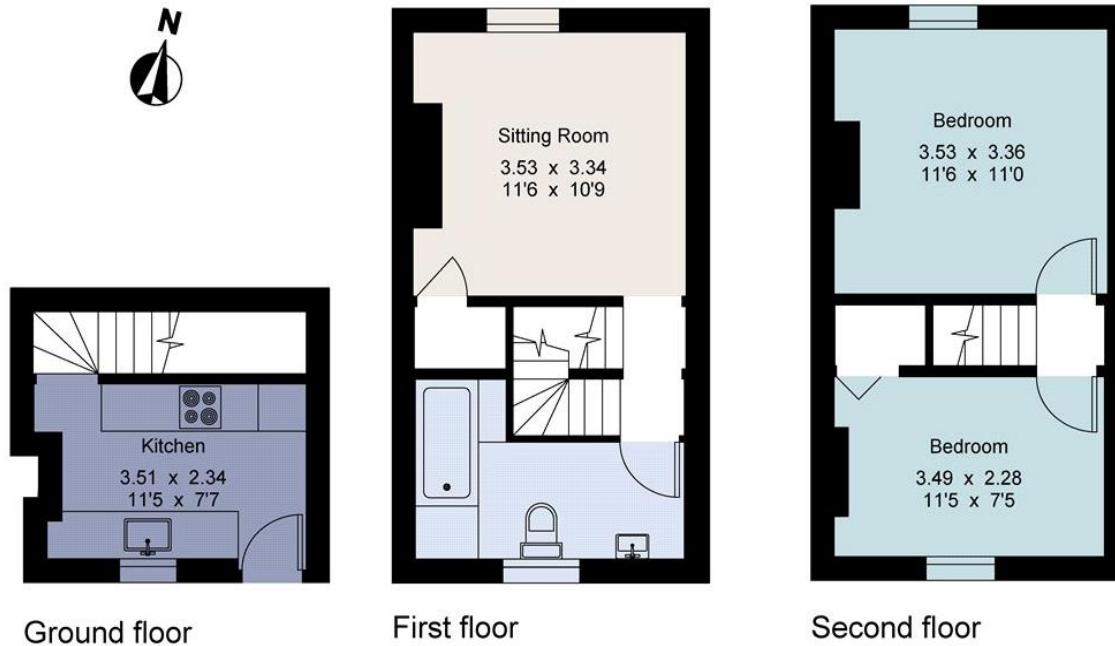
Gross internal area (approx) 57.6 sq m/ 620 sq ft

### Viewing

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

### Directions

From the top of the High Street keep left and head north along London Road. Bank Street is on the right after approximately 0.1 miles and No. 2 can be seen on the right hand side, opposite 'Basil.' The access to 2B is located through a doorway off 26 London Road, two doors down from 'The Bagel Shop.'



For identification only - Not to scale  
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