



# A hidden gem with a delightful lawned garden

The Garden Flat, 70 Mount Ephraim, Tunbridge Wells, TN4

Leasehold



Entrance hall • kitchen/breakfast room • sitting room  
 • 2 bedrooms • bathroom • shower room  
 • garden with paved patio

### Local information

No.70 is in a prominent position on Mount Ephraim, possibly Tunbridge Wells' most identifiable road, a ridge running in a south-westerly direction along the edge of the Common with views across town. Footpaths criss-cross the Common and provide pedestrian access leading to the town centre and mainline station, with the wider Common beyond offering a wealth of opportunity for walking and recreation. A level walk in the opposite direction along Mt Ephraim leads past pubs, cafés and shops to the popular St John's area and on towards Southborough.

Royal Tunbridge Wells is the only spa town in the south east of England, with elegant architecture, especially in the historic and vibrant Pantiles area which is about a 0.6 mile walk from the property across the Common. The town offers a variety of independent shops, cafés and restaurants, Royal Victoria Place, the High Street and the department stores of Fenwick's and Hoopers, plus two theatres.

Popular with all ages, and especially families and commuters thanks to its wealth of good school choices, convenient rail connection to the City and road access to the coast and the M25 via the A21.

### About The Garden Flat

The Garden Flat occupies the lower ground floor of a handsome Victorian townhouse set back from Mount Ephraim on a small private crescent with a wonderful rear garden.

The current owners have extended and renovated the property, adding a striking kitchen/breakfast room connecting the apartment to the garden with a wall of glass that opens completely on to a paved patio and on to the expansive and level lawn.

A wide entrance hall, previously used as a dining area, now provides valuable and extensive storage with tall built in cupboards.

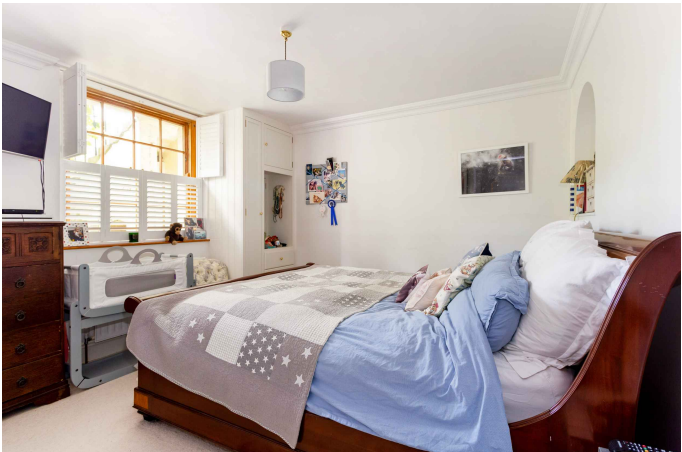
The spacious and well-proportioned sitting room opens into the new kitchen/breakfast room, and the two bedrooms, one a double with attached nursery or dressing area, are well separated from the living accommodation.

This charming property offers space, style and the wonderful garden, a very desirable and unusual feature for properties in this sector.

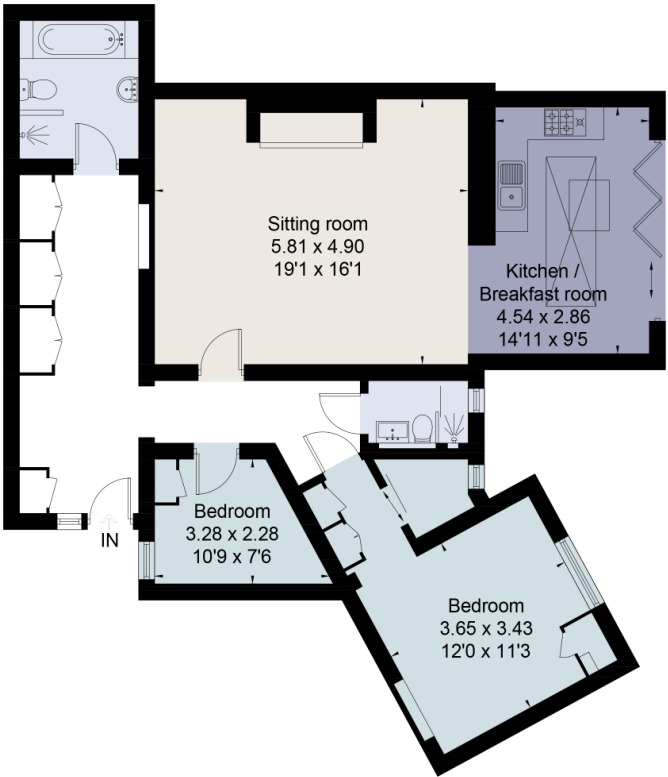
**EPC** - The full Energy Performance Certificate is available on request.

**Viewing** - Strictly by appointment with Savills.



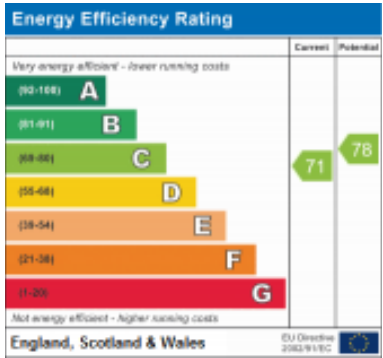


Approximate Area = 101.8 sq m / 1096 sq ft  
For identification only. Not to scale.  
© Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 240454

For identification only. Not to scale. © PH 91029002



**Important notice** Savills, its 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, photographs 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. Prepared in Fprintz by fourwalls-group.com

