



Outstanding townhouse, overlooking The Common

Henrietta House, London Road, Tunbridge Wells TN1

Freehold

savills

Impressive Grade II Listed Victorian townhouse • Set in the heart of the town • Four or five spacious bedrooms

- Potential for self-contained flat or home office with its own entrance
- Stunning balustraded roof garden
- Off-street parking
- Station within 0.3 miles

Local information

This handsome and imposing building is located in the heart of Royal Tunbridge Wells, several hundred yards from the railway station, the popular 'village' area of town with its upmarket and independent retailers and eateries, and the iconic and historic Pantiles. Royal Victoria Place shopping centre, the High Street, the department stores of Fenwick's and Hoopers, plus two theatres, are all within 0.5 miles.

Set back from London Road, with a garden and private parking to the front, Henrietta House faces The Common. This wonderful area of open spaces and woodland extends right into the heart of town and is criss-crossed with a network of footpaths, features a cricket pitch and several distinctive large outcrops of local sandstone rocks.

Tunbridge Wells is popular with families and commuters alike. A wide range of local and well-regarded schools are available in the town and surrounding areas, including the popular Kent grammars, and independent secondary schools can be found in Tonbridge and Sevenoaks.

Tunbridge Wells station has services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street. For road travel, the A21 provides convenient access to the M25, about 17 miles to the North, and also to the Kent coast.

About Henrietta House

This Grade II Listed Victorian townhouse forms the end of a delightful period terrace. The immaculately refurbished accommodation is finished throughout in a modern, minimalist style which compliments period detailing, including high ceilings, deep moulded skirtings and large sash windows. Of particular note is a fine central staircase, topped by a wonderfully glazed access to the roof garden.

The specification and works undertaken by the previous owner paid much attention to detail. The kitchen and bathrooms are attractively designed and fitted, and each bedroom has fitted wardrobes. Other features include underfloor heating, sophisticated lighting and integrated sound systems in most of the rooms.

The accommodation will suit anyone looking for a very central home from which to enjoy all the amenities of the town and with potential to create a self-contained flat on the lower ground floor, which could alternatively provide home office accommodation. With spacious, light and airy rooms, off-road parking and a stunning roof garden, Henrietta House will attract interest as a main home, stylish second home, or as a secure 'lock up & leave' property.

Tenure: Freehold

Viewing: Strictly by appointment with Savills.





Henrietta House
47 London Road
Tunbridge Wells TN1

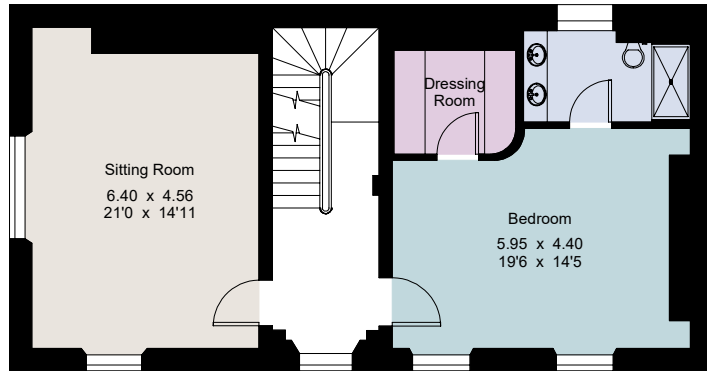
Gross internal area (approx) 319.2 m² / 3,435 ft²



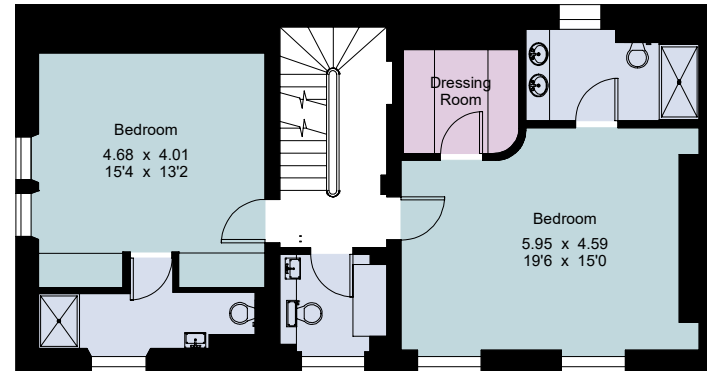
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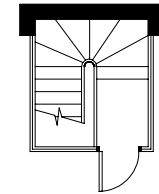
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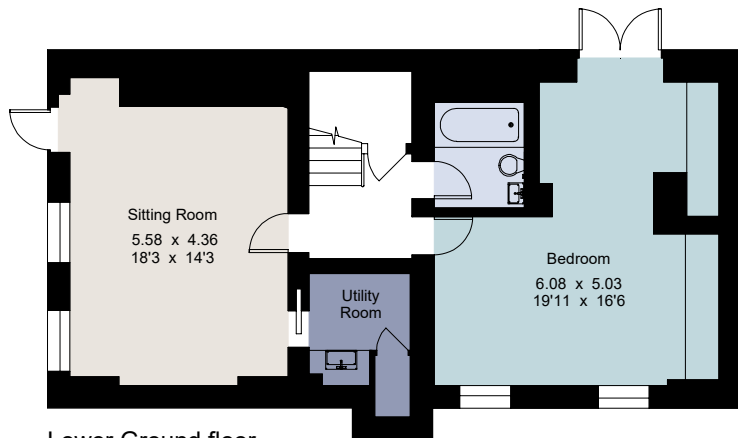
First floor



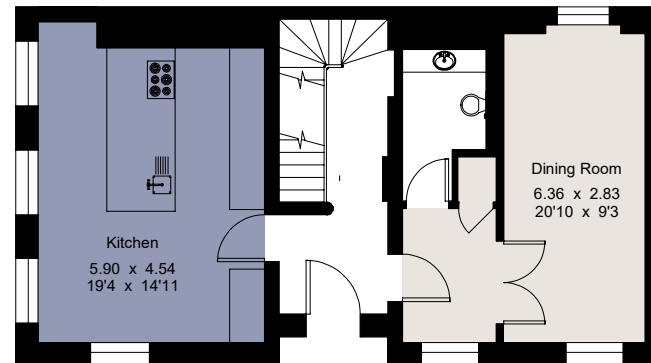
Second floor



Third floor



Lower Ground floor



Ground floor

For identification only. Not to scale. © 13.07.2020 (PH)

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