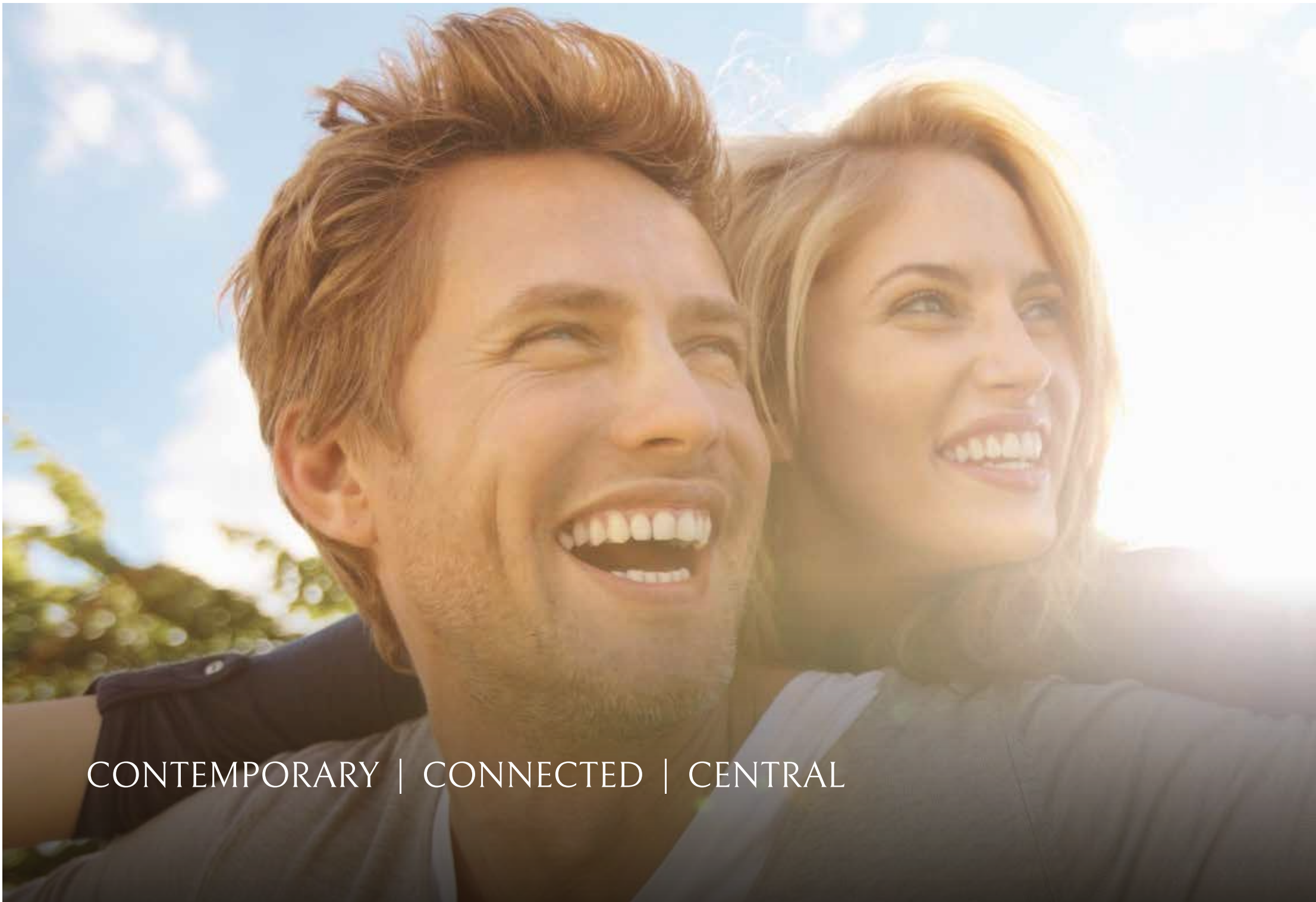


139

London Road Sevenoaks

A collection of high specification one and two bedroom apartments including a luxury two bedroom penthouse in the heart of Sevenoaks.





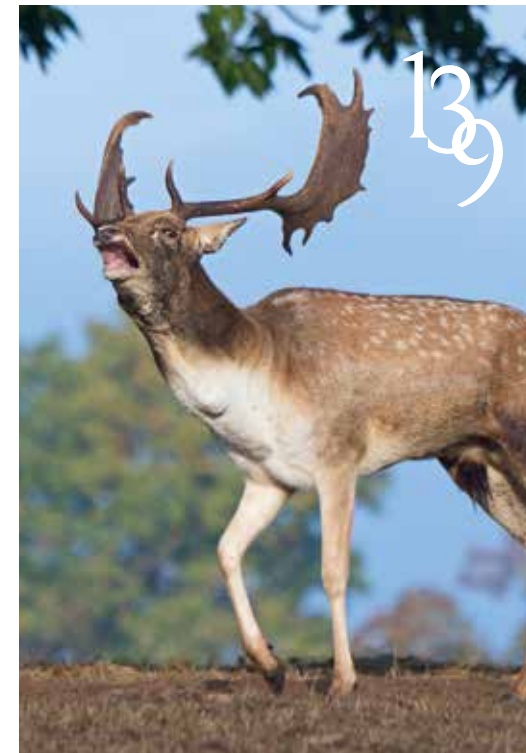
CONTEMPORARY | CONNECTED | CENTRAL

Discover a space to relax, entertain and call your own, just moments from Sevenoaks town centre and station.

If you're looking for somewhere new to call home, the historic town of Sevenoaks has it all. Great shopping, vibrant nightlife, and excellent travel links are all on your doorstep. In the town centre, Bligh's Meadow houses big brand names including M&S and Gap, whilst the High Street and pedestrianised side lanes play host to a range of quirky independent shops. Every Saturday, you'll find a bustling open-air market, showcasing locally-made arts and crafts, interspersed with tempting food stalls. For a wider range of boutique shops, the beautiful spa town of Royal Tunbridge Wells is just 14 miles away.

Sevenoaks offers a huge variety of cafes and restaurants. Côte Brasserie and Bills are just a short stroll away, whilst for fine dining, The Little Garden, tucked away in a walled courtyard off the High Street, provides a varied international menu. Turkish Meze at Hattusa or Thai tapas at the Giggling Squid prove very popular choices, or for a quick drink after work, Sevenoaks has plenty of traditional pubs in the centre of town. For everyday essentials, Waitrose, Cook and Tesco Metro are all less than a 10 minute walk from home.

For fitness fanatics the Sevenoaks Leisure Centre is home to a 25m pool, a gym and dance studio, which offer a varied timetable of over 100 fitness classes each week. Just over a mile away, you'll find the beautifully restored Knole House, a magnificent property sitting within 1000 acres of stunning parkland, owned and maintained by the National Trust.



EFFORTLESS TRAVEL | NEAR AND FAR

With the station and High Street only a few minutes away on foot, 139 London Road is perfectly positioned for people working locally, or for commuters heading into London. Charing Cross and Ashford International stations are just over half an hour away by rail, and by road, you'll find the M25 within a six-minute drive, to easily access the rest of Kent and the South East.



ON FOOT

Sevenoaks High Street	0.2 miles / 5 mins
Sevenoaks Station	0.3 miles / 8 mins
Sevenoaks Leisure Centre	0.4 miles / 8 mins
Waitrose	0.4 miles / 9 mins
Knole Environmental Park	0.5 miles / 10 mins



BY RAIL

Royal Tunbridge Wells	19 mins
Ashford International	34 mins
Maidstone	36 mins
London Charing Cross	36 mins

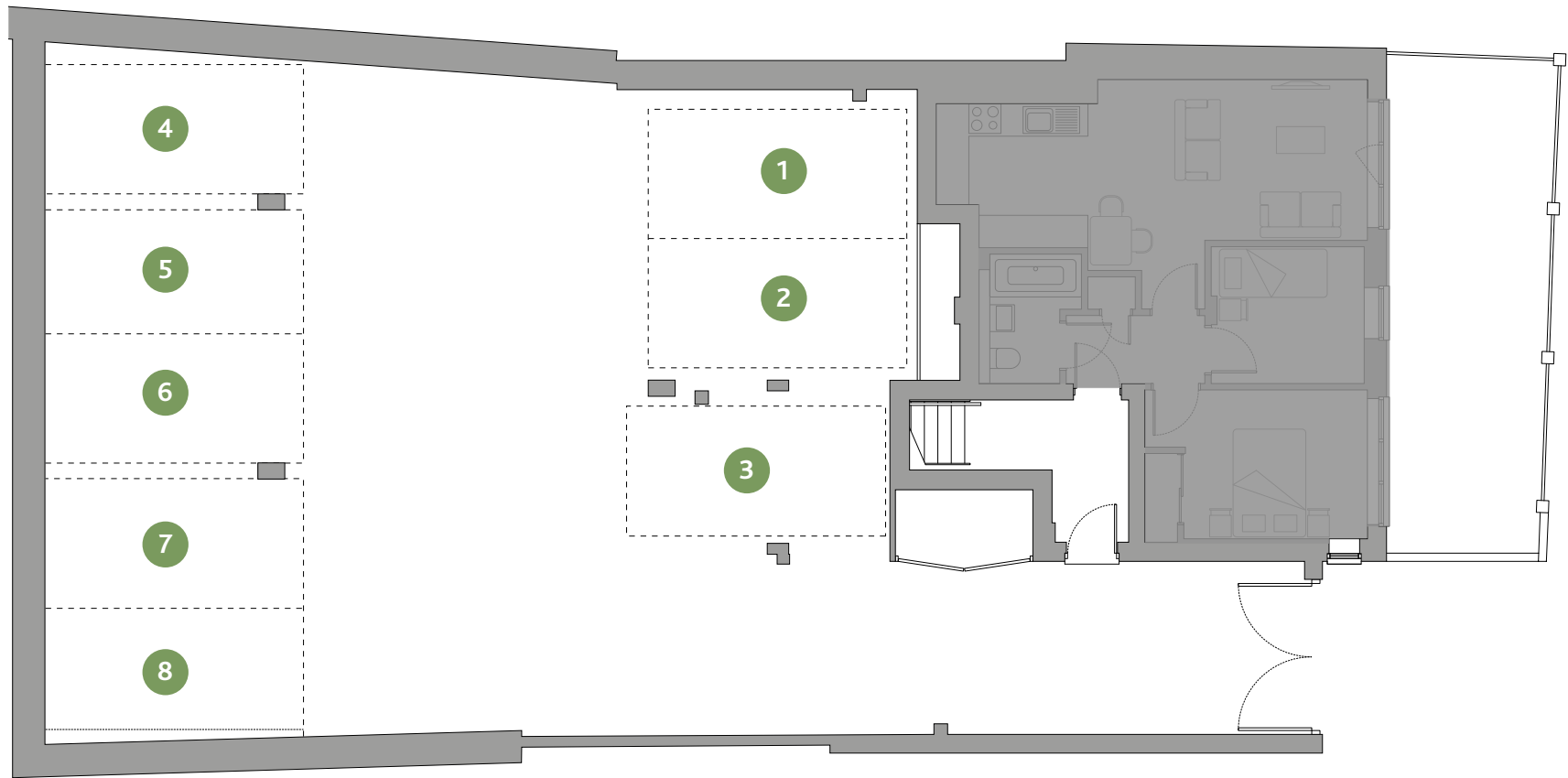


BY ROAD

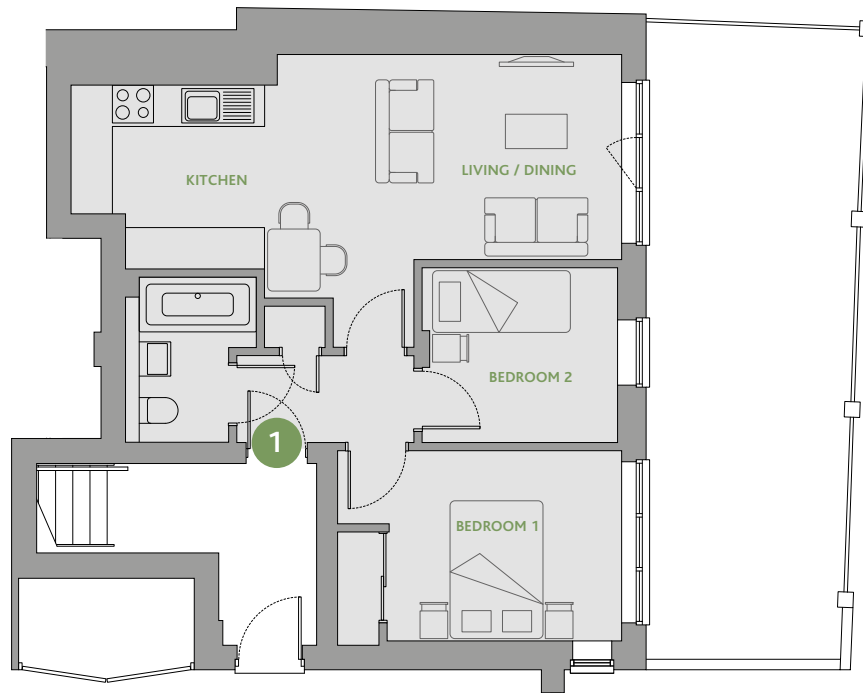
M25, Junction 5	2.4 miles / 6 mins
Royal Tunbridge Wells	14 miles / 23 mins
Maidstone	19 miles / 34 mins
Ashford International	38 miles / 55 mins



PARKING LAYOUT



GROUND FLOOR

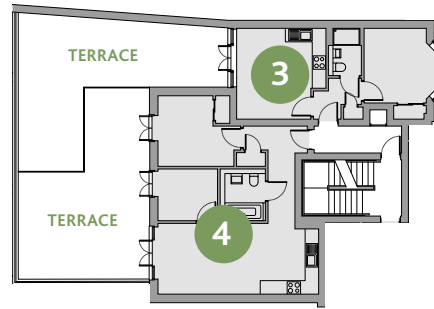


PLOT 1 - TWO BEDROOM APARTMENT

	<i>Metric</i>	<i>Imperial</i>
Kitchen	2.17m x 2.81m	7'1" x 9'3"
Living / Dining	4.26m x 5.19m	14'0" x 17'1"
Bedroom 1	2.77m x 4.13m	9'1" x 13'7"
Bedroom 2	2.54m x 2.84m	8'4" x 9'4"
Total gross internal floor area	53.1 sq m	571.6 sq ft

Please note: All dimensions shown are finished dimensions (plasterboard to plasterboard) and are the maximum dimension unless otherwise stated. Dimensions to bedroom do not include en-suites or wardrobes. Dimensions are given for guidance only and may vary and they are not to be relied upon for ordering floor coverings etc. Please consult a sales advisor.

FIRST FLOOR



PLOT 2 – ONE BEDROOM APARTMENT

	<i>Metric</i>	<i>Imperial</i>
Kitchen	2.07m x 2.92m	6'9" x 9'7"
Living / Dining	4.03m x 3.50m	13'3" x 11'6"
Bedroom	3.19m x 3.77m	10'6" x 12'5"
Total gross internal floor area	41.2 sq m	443.5 sq ft

PLOT 3 – ONE BEDROOM APARTMENT

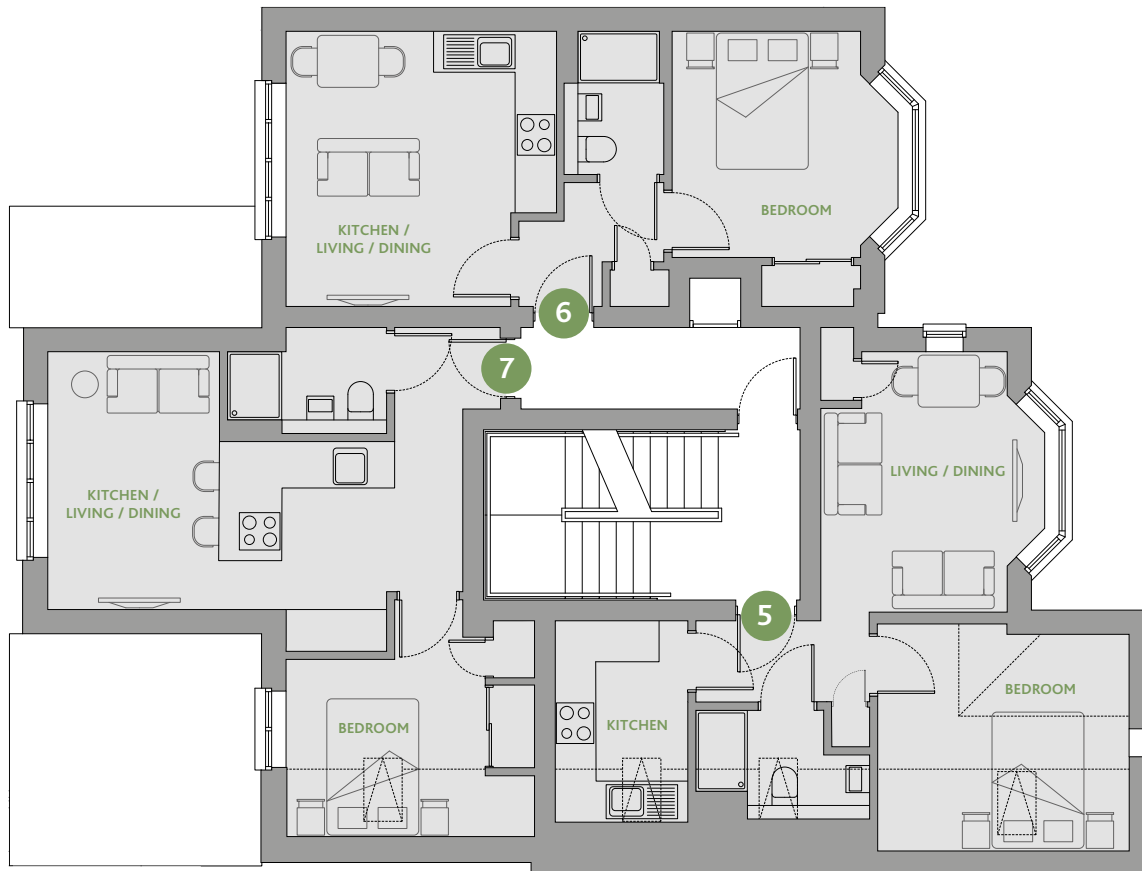
	<i>Metric</i>	<i>Imperial</i>
Kitchen	4.04m x 1.80m	13'3" x 5'11"
Living / Dining	4.04m x 2.17m	13'3" x 7'1"
Bedroom	3.32m x 3.32m	10'11" x 10'11"
Total gross internal floor area	34.2 sq m	368.1 sq ft
Terrace area	38.9 sq m	418.72 sq ft

PLOT 4 – ONE BEDROOM APARTMENT

	<i>Metric</i>	<i>Imperial</i>
Kitchen	3.15m x 2.60m	10'4" x 8'6"
Living / Dining	5.57m x 4.55m	18'3" x 14'11"
Bedroom	3.13m x 3.38m	10'3" x 11'1"
Total gross internal floor area	53.9 sq m	580.2 sq ft
Terrace area	38.4 sq m	413.33 sq ft

Please note: All dimensions shown are finished dimensions (plasterboard to plasterboard) and are the maximum dimension unless otherwise stated. Dimensions to bedroom do not include en-suites or wardrobes. Dimensions are given for guidance only and may vary and they are not to be relied upon for ordering floor coverings etc. Please consult a sales advisor.

SECOND FLOOR



PLOT 5 – ONE BEDROOM APARTMENT

	<i>Metric</i>	<i>Imperial</i>
Kitchen	2.76m x 1.95m	9'1" x 6'5"
Living / Dining	3.83m x 3.29m	12'7" x 10'10"
Bedroom	3.50m x 2.74m	11'6" x 9'0"
Total gross internal floor area	38.0 sq m	409.0 sq ft

PLOT 6 – ONE BEDROOM APARTMENT

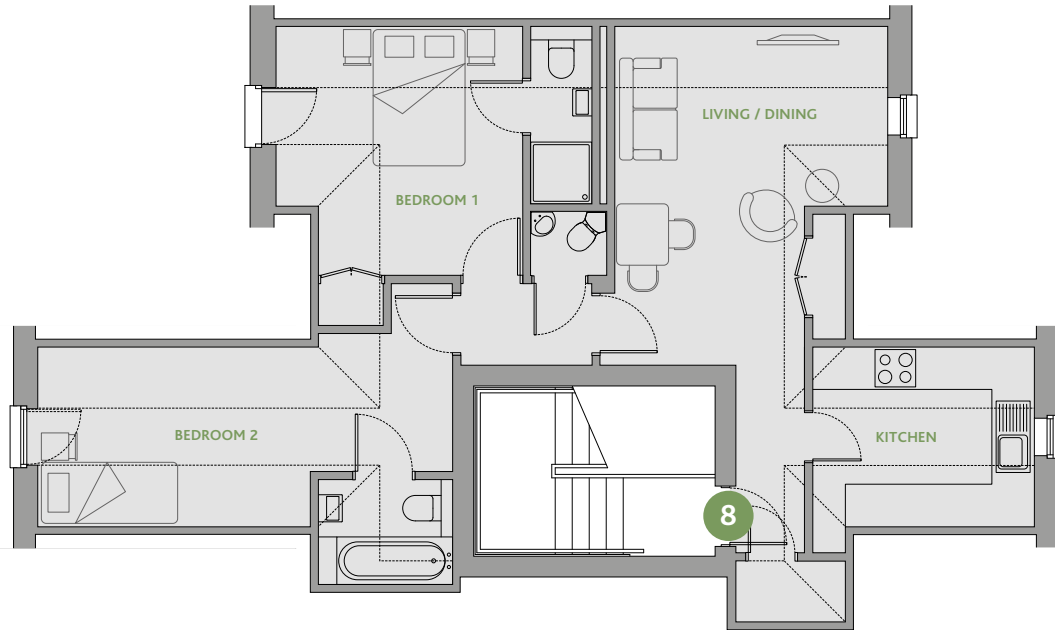
	<i>Metric</i>	<i>Imperial</i>
Kitchen	4.04m x 1.80m	13'3" x 5'11"
Living / Dining	4.04m x 2.17m	13'3" x 7'1"
Bedroom	3.32m x 3.32m	10'11" x 10'11"
Total gross internal floor area	34.2 sq m	368.1 sq ft

PLOT 7 – ONE BEDROOM APARTMENT

	<i>Metric</i>	<i>Imperial</i>
Kitchen	3.08m x 2.57m	10'1" x 8'5"
Living / Dining	3.79m x 2.52m	12'5" x 8'3"
Bedroom	2.21m x 3.65m	7'3" x 12'0"
Total gross internal floor area	36.7 sq m	395.0 sq ft

Please note: All dimensions shown are finished dimensions (plasterboard to plasterboard) and are the maximum dimension unless otherwise stated. Dimensions to bedroom do not include en-suites or wardrobes. Dimensions are given for guidance only and may vary and they are not to be relied upon for ordering floor coverings etc. Please consult a sales advisor.

THIRD FLOOR



PLOT 8 - 2 BEDROOM PENTHOUSE

	<i>Metric</i>	<i>Imperial</i>
Kitchen	2.04m x 3.38m	6'8" x 11'1"
Living / Dining	4.68m x 4.23m	15'4" x 13'11"
Bedroom 1	3.36m x 3.62m	11'0" x 11'11"
Bedroom 2	2.04m x 4.01m	6'8" x 13'2"
Total gross internal floor area	72.4 sq m	779.3 sq ft

Please note: All dimensions shown are finished dimensions (plasterboard to plasterboard) and are the maximum dimension unless otherwise stated. Dimensions to bedroom do not include en-suites or wardrobes. Dimensions are given for guidance only and may vary and they are not to be relied upon for ordering floor coverings etc. Please consult a sales advisor.

SPECIFICATION

LUXURY KITCHENS

- Individually designed kitchens
- AEG single oven and ceramic hob
- Zanussi integrated fridge/freezer and washer/dryer
- 1 1/2 bowl stainless steel sink

QUALITY BATHROOMS

- Luxury sanitary ware by Twyford's bathrooms
- Chrome taps
- Contemporary wall tiling
- Ceramic tiled floors

HEATING & INSULATION

- Dimplex glass panel programmable heating
- Energy efficient insulation to current building regulation standards
- UPVC double glazing throughout

LIGHTING

- Pendant lighting to living/dining and bedroom(s)
- Track lighting to kitchen and bathroom

ENTERTAINMENT & COMMUNICATION

- Communal satellite dish and digital aerial installed (usual subscriptions/licences required)
- Telephone point to living room
- TV points to living room and bedroom/s
- Systemline E100 music system in living room

EXTERNAL

- Secure gated entrance system with intercom
- An allocated parking space per home

FINISHING TOUCHES

- Walls and ceilings painted white throughout
- All internal woodwork painted white



SELLING AGENTS:



T: 01732 741 212

E: kentsussex@humberts.com



T: 01732 363 633

E: westkent@rpcnewhomes.co.uk

A DEVELOPMENT BY:



THE OLD RECTORY, CHURCH STREET
WEYBRIDGE, SURREY KT13 8DE

www.astindale.co.uk

Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. All room dimensions are subject to change. Kitchen layouts are indicative only. Please consult the Sales Advisor for room dimensions and kitchen layouts. From time to time it is necessary for us to make architectural changes therefore prospective buyers should check the latest plans with our sales representative. Due to our policy of continual improvement we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained within this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract. In accordance with the Estate Agents Act 1979, (section 21) we would like to confirm that a director of the company that owns this development is related to an employee of Humberts.

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