



fiftyfive

Mount Harry Road | Sevenoaks


Astindale
HOMES FOR LIVING



welcome to your new home

Located just over half a mile from Sevenoaks town centre and only moments from the station, this desirable collection of eight 2 bedroom apartments and two 3 bedroom penthouses promises stylish, contemporary living on the leafy slopes of Mount Harry Road.



ideally located for your lifestyle

Whatever you want from your lifestyle, Sevenoaks confidently delivers. This attractive, historic town nestles in the North Downs and offers everything for a varied way of life. There's an excellent selection of shops, restaurants and coffee shops in the town centre and at Bligh's Meadow Shopping Centre you'll find M&S, plus there's Waitrose, Sainsbury's and Tesco supermarkets close at hand.

There's also plenty of green space to enjoy. Knole Park, with its deer herds and the National Trust's Knole House lie just beyond the town centre, while if you'd rather sit and watch a game of cricket, The Vine, one of England's oldest pitches, is even closer to home. Venture beyond Sevenoaks and the beautiful rolling countryside of the Kentish Weald promises opportunities for cycling, walking, riding and even paragliding.





ideally located for getting about

From fiftyfive it's just a few minutes' stroll to Sevenoaks station. From here, South Eastern and Thameslink services operate to London Bridge, Waterloo East, Charing Cross and Cannon Street, as well as to Ashford International for Eurostar and Ramsgate for cross channel ferries.

By road Junction 5 of the M25 is just a 3 mile drive away, putting you within easy reach of Gatwick and Heathrow airports as well as providing links to the wider motorway network.



By train from Sevenoaks

London Bridge – 22 mins
London Cannon Street – 32 mins
Ashford International – 44 mins
St Pancras International – 46 mins



By car from Sevenoaks

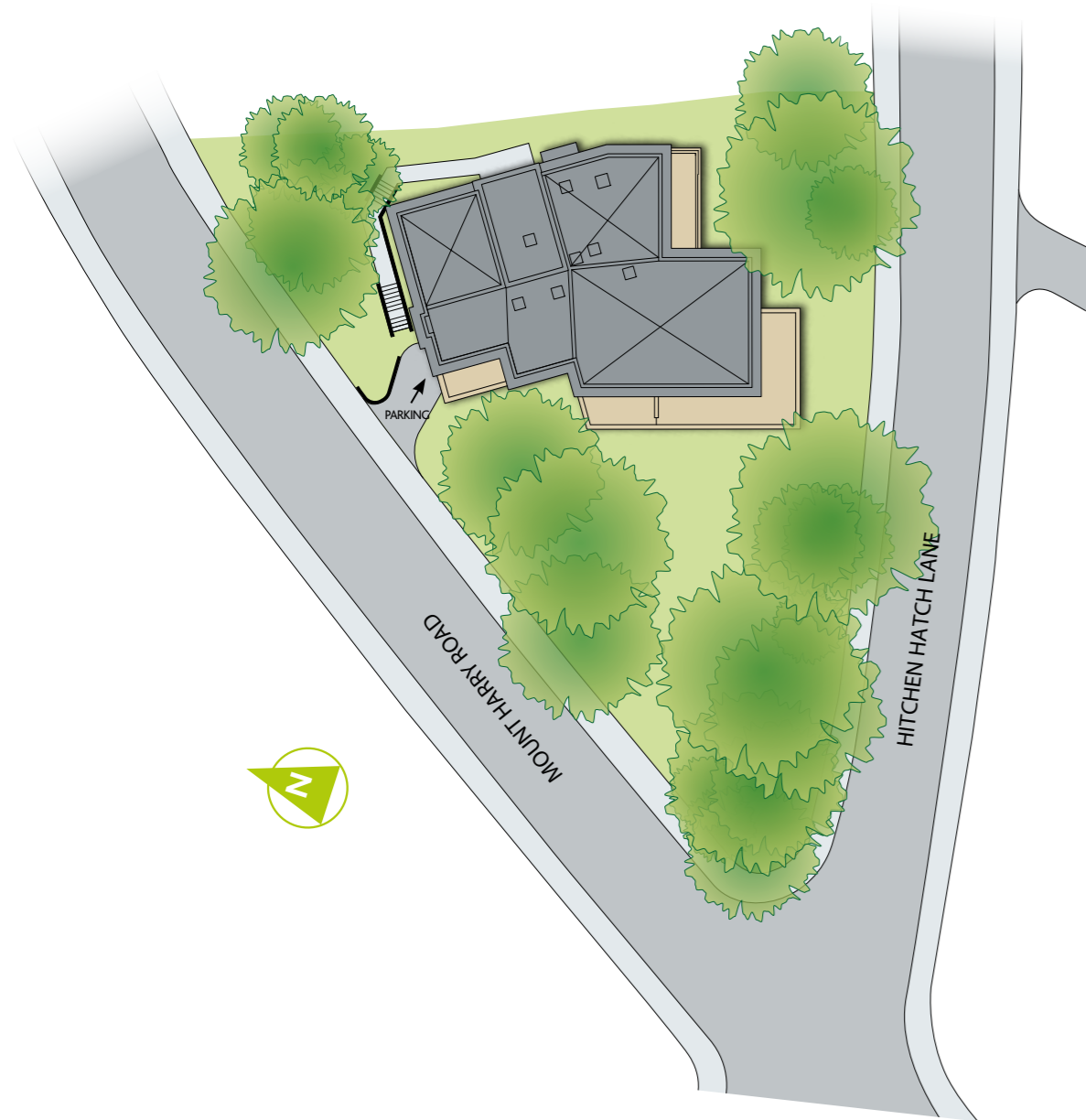
M25 – 3 miles
Bluewater – 17 miles
Gatwick – 23 miles
Whitstable – 43 miles

fiftyfive

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development layout

fiftyfive makes the most of its verdant surroundings with the majority of apartments featuring balconies overlooking the landscaped grounds. Discreet underground parking and cycle storage, accessed by remotely controlled gates, is provided for all apartments.



ground floor

1 2 BEDROOM APARTMENT - 76.8 SQ M / 826 SQ FT

Kitchen	4.26m x 2.26m	14'0" x 7'5"
Living Room	5.25m x 4.35m	17'2" x 14'3"
Bedroom 1	3.52m x 3.27m	11'6" x 10'8"
Bedroom 2	3.50m x 2.91m	11'6" x 9'6"

2 2 BEDROOM APARTMENT - 80.8 SQ M / 869 SQ FT

Kitchen / Living Room	8.10m x 3.82m	26'8" x 12'6"
Bedroom 1	5.57m x 2.74m	15'3" x 9'0"
Bedroom 2	3.39m x 2.74m	11'1" x 9'0"

3 2 BEDROOM APARTMENT - 89 SQ M / 957 SQ FT

Kitchen / Living Room	7.56m x 4.38m	24'9" x 14'4"
Bedroom 1	3.24m x 3.11m	10'2" x 10'7"
Bedroom 2	3.87m x 3.25m	12'8" x 10'8"

4 2 BEDROOM APARTMENT - 73.7 SQ M / 793 SQ FT

Kitchen / Living Room	8.27m x 3.76m	27'1" x 12'4"
Bedroom 1	3.66m x 3.16m	12'1" x 10'4"
Bedroom 2	3.74m x 2.81m	12'3" x 9'2"



Clks - Cloakroom W - Wardrobe ES - En Suite

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.

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01732 741 212
Sevenoaks@humberts.com



first floor

5 2 BEDROOM APARTMENT - 76.8 SQ M / 826 SQ FT

Kitchen	4.26m x 2.26m	14'0" x 7'5"
Living Room	5.25m x 4.35m	17'2" x 14'3"
Bedroom 1	3.52m x 3.27m	11'6" x 10'8"
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Clks - Cloakroom W - Wardrobe ES - En Suite

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second floor

penthouses

9 3 BEDROOM PENTHOUSE - 131.2 SQ M / 1412 SQ FT

Kitchen / Living Room	9.08m x 7.50m	29'9" x 24'7"
Bedroom 1	5.18m x 4.81m	17'0" x 15'9"
Bedroom 2	5.98m x 3.59m	19'7" x 11'8"
Bedroom 3 / Home Office	4.25m x 2.26m	13'11" x 7'5"

10 3 BEDROOM PENTHOUSE - 127.5 SQ M / 1372 SQ FT

Kitchen / Living Room	9.32m x 6.81m	30'6" x 22'4"
Bedroom 1	4.67m x 2.98m	15'3" x 9'9"
Bedroom 2	3.43m x 2.81m	11'3" x 9'2"
Bedroom 3 / Home Office	3.88m x 3.00m	12'8" x 9'10"



Clks - Cloakroom W - Wardrobe ES - En Suite □ - Roof light

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lower ground floor

allocated parking



BS - Bin Store CS - Cycle Store

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the specification

LUXURY KITCHENS

- Individually designed kitchens
- Quartz worktops
- AEG single oven and induction hob
- AEG combi microwave
- Zanussi integrated fridge/freezer
- 1.5 bowl stainless steel sink

QUALITY BATHROOMS

- Luxury sanitaryware by Geberit/ Twyford bathrooms
- Chrome taps
- Contemporary wall tiling
- Ceramic tiled floors

HEATING & INSULATION

- Gas central heating boiler
- Energy efficient insulation to current building regulation standards
- Double glazing throughout

LIGHTING

- Downlights to kitchen/living room
- Pendant lighting to living/dining area, bedrooms, bathroom, utility and hallway

ENTERTAINMENT & COMMUNICATION

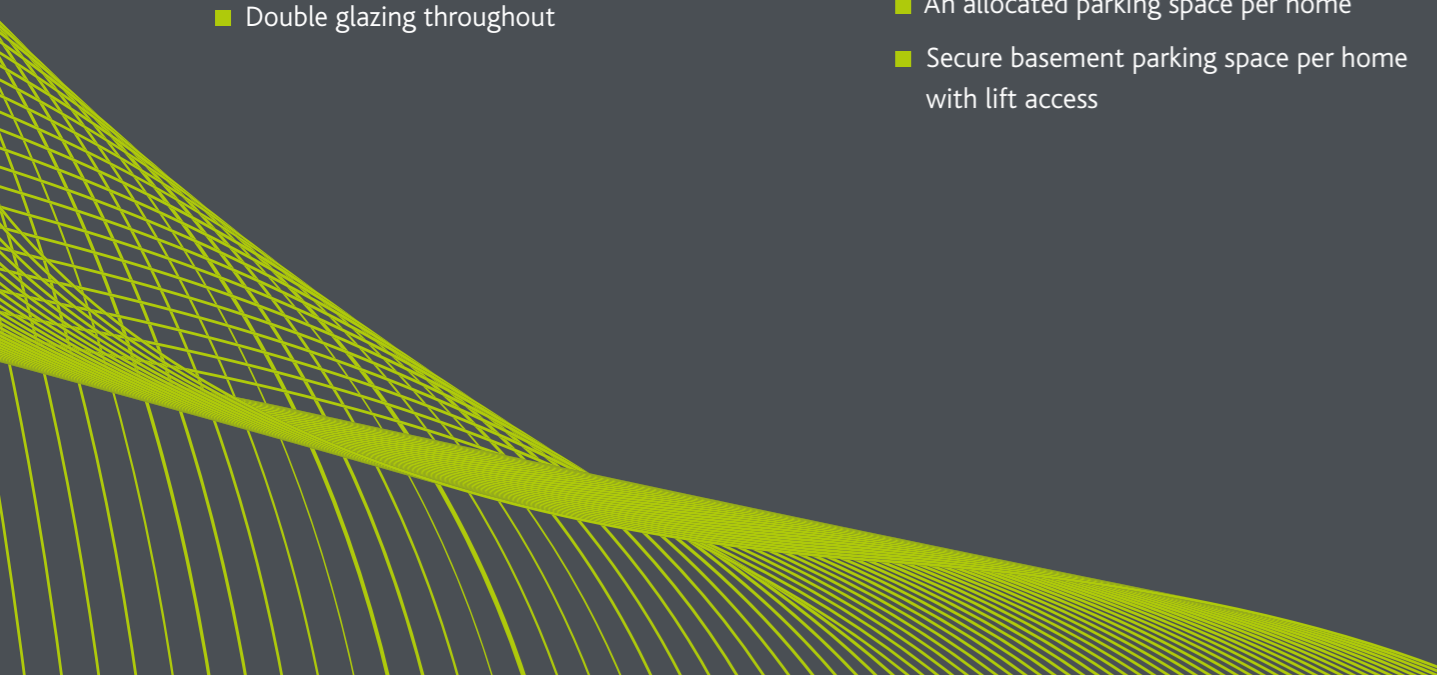
- Ethernet cabling to provide home network
- High-grade Wi-Fi router and network switch
- Aerial distribution system – Freeview and SKY/Satellite (SKY Q Ready) TV to lounge and Freeview to bedrooms
- TV points to living room and bedrooms
- Option for multi-room audio via in-ceiling speakers to main living areas, master bedroom and en suite

FINISHING TOUCHES

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

EXTERNAL

- An allocated parking space per home
- Secure basement parking space per home with lift access





SAT NAV REF: TN13 3JN

A DEVELOPMENT BY

Astindale
HOMES FOR LIVING

The Old Rectory, Church Street
Weybridge, Surrey KT13 8DE

www.astindale.co.uk

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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 the company that owns this development is related to an employee of Humberts.

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