

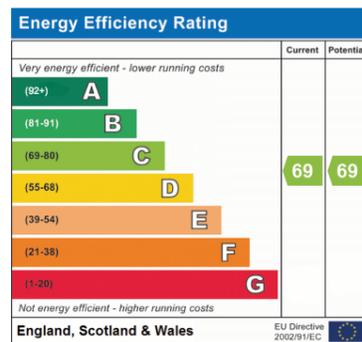


Approx Gross Internal Area
62 sq m / 670 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



205 4, RAILWAY & BICYCLE APARTMENTS, LONDON ROAD, SEVENOAKS, KENT TN13 1DW

This contemporary two-bedroom, first-floor apartment is located in the sought-after Railway & Bicycle development, offering the ultimate in commuter convenience. Situated directly adjacent to Sevenoaks mainline station, this property is perfect for professionals seeking a high-specification home with a swift 22-minute link to Central London.

Two double bedrooms ■ Sleek kitchen open to living area ■ Floor to ceiling windows ■ Video entryphone ■ Contemporary bathroom ■ Lift and stairs ■ Perfect for commuters ■ Secure private parking

PRICE: £345,000 LEASEHOLD

SITUATION

Adjacent to Sevenoaks Station (210 ft), providing high-speed commuting, with local amenities in Station Parade and Tubbs Hill Parade. A 0.6-mile walk or short drive to the high street, featuring Waitrose, a library, a theatre, and cinemas.

Nearby Hollybush Recreation Ground offers tennis courts, a pool, and a gym. Knole Park is within walking distance, offering extensive walking trails. Excellent connectivity with the A21/M25 motorway network nearby and regular buses to surrounding areas. Surrounded by the Kent Downs Area of Outstanding Natural Beauty

DIRECTIONS

From Sevenoaks High Street proceed in a Northerly direction along the High Street. Turn left into Pembroke Road and follow it to the end. At the traffic lights, turn right onto London Road. The Railway and Bicycle (205 London Road) is located on the left-hand side, immediately adjacent to Sevenoaks Station

GROUND FLOOR

COMMUNAL ENTRANCE HALL

There is a video entry phone and stairs or lift to first floor.

FIRST FLOOR

PRIVATE ENTRANCE HALL



15' 7" x 6' 7" (4.75m x 2.01m) There is a private entrance hall with video entry phone, large storage cupboard and utility store housing Ideal Logik boiler, hot water tank and plumbing for washing machine.

KITCHEN/DINING/SITTING ROOM



16' 0" x 17' 3" (4.88m x 5.26m) Light and airy room with extensive wall of kitchen wall and base units with integrated appliances, oven, hob, extractor fan, fridge freezer and dishwasher, stainless steel single drainer sink unit, windows and door to front with fantastic views, radiator.



BEDROOM 1



12' 1" x 10' 3" (3.68m x 3.12m) Full length window to front with great views, radiator, fitted wardrobes.

BEDROOM 2



10' 3" x 10' 4" (3.12m x 3.15m) Full length window to front, radiator, great views.

BATHROOM



6' 8" x 5' 5" (2.03m x 1.65m) White suite comprising panelled bath with overhead shower, floating vanity unit concealed cistern W.C. inset recessed mirror, heated towel rail, tiled floor and walls.

OUTSIDE

SECURE PRIVATE PARKING



Space number 13



BIKE STORE TO REAR



LEASE AND OUTGOINGS

LEASE

125 years from November 2012

MAINTENANCE

£1882 half yearly which includes buildings insurance.

GROUND RENT

£300 pa

COUNCIL TAX BAND D £2419 2025/26