



Flat 5, Epicurus House
1-3 Akehurst Lane, Sevenoaks

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Flat 5, Epicurus House 1-3 Akehurst Lane Sevenoaks, TN13 1JN

A light, airy contemporary apartment in a highly desirable central Sevenoaks location with views over Sevenoaks rooftops and North Downs.

Sevenoaks mainline station 0.8 miles (24 minutes to London Bridge), M25 (Jct 5) 3.3 miles, Gatwick Airport 24 miles, Central London 31 miles

Sitting room | Family room | Kitchen/breakfast room | Principal bedroom with en suite cloakroom | 1 Further bedroom en suite Shower room | 2 Roof terraces | Secure parking EPC rating B

The property

This stylish split-level apartment occupies the upper floors of a modern apartment building. It offers light, airy accommodation including up to three bedrooms, along with sunny roof terraces.

The main reception room is the open-plan family room and kitchen/breakfast room. This spacious dual-purpose room has a dual aspect with floor-to-ceiling windows and sliding glass doors opening onto a terrace. There is space for a seating area and a dining area, while the kitchen has sleek modern units in white, a central island and integrated appliances.

There are two bedrooms at this level, with the principal one having a dressing room and a stylish en suite bathroom. The second bedroom has a wall of fitted wardrobes and is adjacent to the well-fitted, shower room.

The upper floor comprises a spacious drawing

room with an adjacent cloakroom and facilities room. Sliding doors open onto the very large roof terrace. The lay-out of which can be modified to have a separate substantial third bedroom with ensuite bathroom.

Outside

The apartment has two sunny West facing terraces, one on the lower level (over 90 ft²) and one on the roof (over 700 ft²). They both provide plenty of space for pot plants, al fresco dining and taking in the views across the rooftops and to the countryside beyond. Also provided are two allocated secure parking spaces (over 300 ft²) and an adjacent secure ample storage space (over 125 ft²).

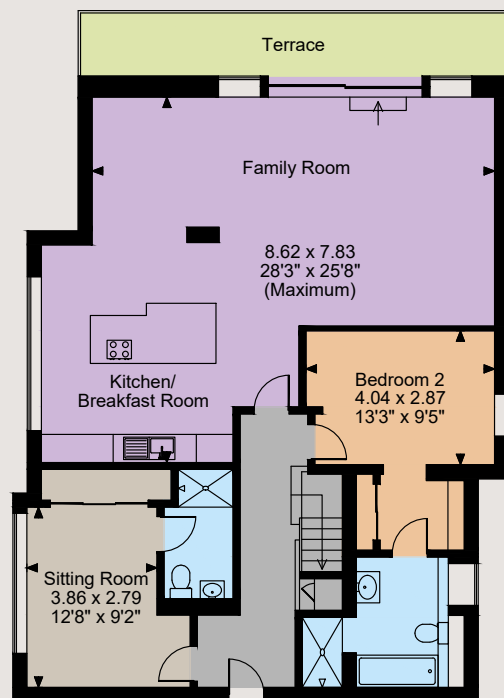
Location

Sevenoaks offers a comprehensive range of educational, recreational and shopping facilities, together with rail services to London Cannon Street/Charing Cross in approximately 30 to 35 minutes. The A21 is easily accessible linking with the M25 and other motorway networks, Gatwick, Heathrow, Stansted and City Airports, Bluewater Shopping Centre, the Channel Tunnel and both Ebbsfleet and Ashford International Stations. Within a short distance, there are a good selection of highly regarded state and private schools including the renowned Sevenoaks School. Knole Park, with approximately 1,000 acres of parkland is close by and is one of the last remaining medieval deer parks.

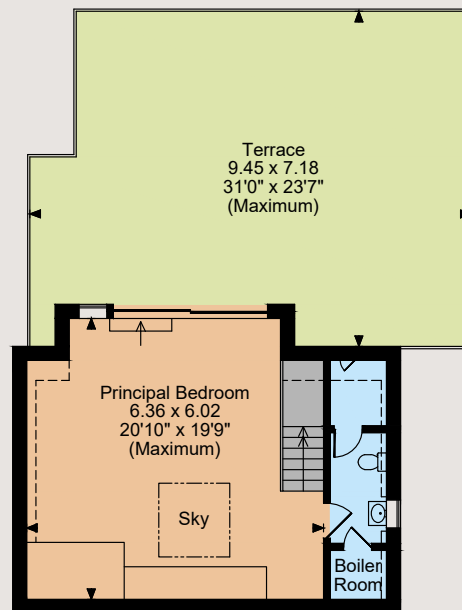




Floorplans
Internal area 1,675 sq ft (156 sq m)
Terrace external area = 780 sq ft (72 sq m)
For identification purposes only.



First Floor

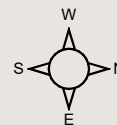


Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

By car: From Strutt & Parker's Sevenoaks office on Bank Street, head north on the High Street, then turn right at the traffic lights onto Suffolk Way. Continue towards the entrance to Waitrose carpark and Epicurus House will be on the right.

On foot: From Strutt & Parker's Sevenoaks office on Bank Street, turn right onto the High Street, then cross the road and turn left down Akehurst Lane. Epicurus House will be on the left.

General

Local Authority: Sevenoaks

Services: All main services (no gas)

Council Tax: Band G

Tenure: Leasehold 150 years from 2018

Service Charge: £3,096 approx

Guide Price: £1,150,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

01732 459900

sevenoaks@struttandparker.com

struttandparker.com

@struttandparker

/struttandparker

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