

**CAVENDISH**

LETTINGS, SALES & PROPERTY MANAGEMENT

**Sevenoaks**  
**£1,600 Per Calendar Month**

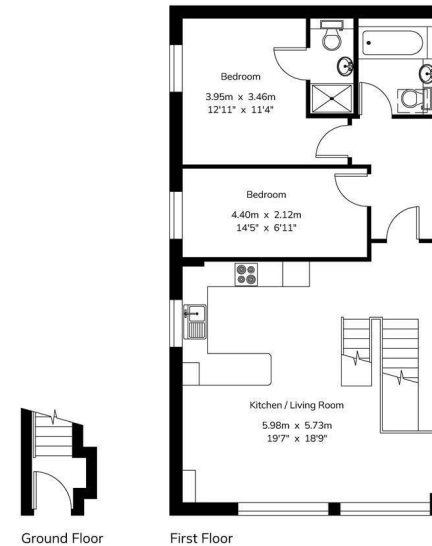
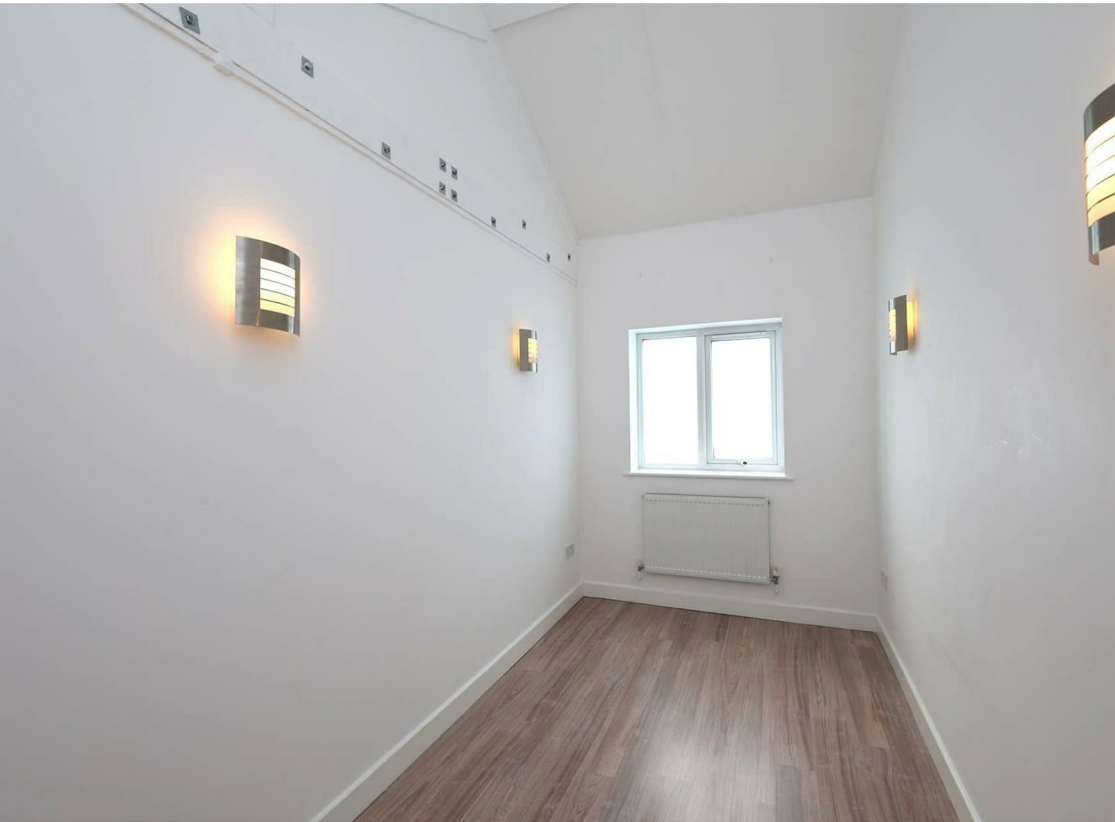
- Desirable location
- Open plan loft style
- Vaulted ceilings
- High specification
- EPC rating: D
- Council tax band: D

Contemporary loft style conversion with vaulted ceilings and open plan living located in a sought after quiet side street in the town centre. The accommodation comprises of a staircase leading from the front door to the open plan sitting room, dining area and modern kitchen with a dishwasher, washing machine, fridge freezer, hob and oven. Inner hallway leading to a single bedroom, master bedroom with en suite shower room and family bathroom. Stairs to a mezzanine study area overlooking the main room. PLEASE NOTE: No pets. Not suitable for young children. Parking on nearby street with permit.

Available: Immediately Unfurnished

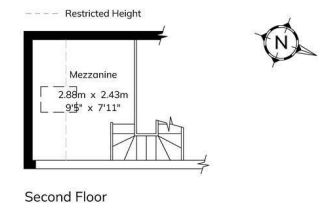
EPC rating: D  
 Council Tax Band: D  
 Holding Deposit: £369.00 (1 weeks rent)  
 Deposit Payable: £1,846.00 (5 weeks rent)  
 Initial tenancy term: 6 months

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



3a The Quadrant

Gross Internal Area : 78.2 sq.m (841 sq.ft.)



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