



THE PENTHOUSE

20 ST BOTOLPHS ROAD, SEVENOAKS



THE PENTHOUSE 20 ST BOTOLPHS ROAD

Occupying the entire top floor of an exclusive modern development, this exceptional three bedroom penthouse apartment offers approximately 1,600 sq ft of beautifully designed accommodation, just 0.2 miles from Sevenoaks mainline station.



Local Authority: Sevenoaks District Council
Council Tax band: E
Tenure: Share of Freehold with a 999 Year Lease



LOCATION

The property is located on the sought-after St. Botolphs Road, a premier and leafy tree-lined road in central Sevenoaks, with Sevenoaks Station positioned at one end and the Vine Cricket Ground at the other. An ideal location equidistant for access to the mainline station with links to London Bridge, Waterloo East and Charing Cross, and the High Street with its range of restaurants, boutique shops, restaurants, shops and leisure facilities (0.5 miles away).

The property is conveniently situated for numerous amenities, including cricket at The Vine, golf at Knole and Wildernesse, The Stag theatre and cinema, Sevenoaks Leisure Centre, Knole Park and tennis at Hollybush.

(All distances approximate)







THE PROPERTY

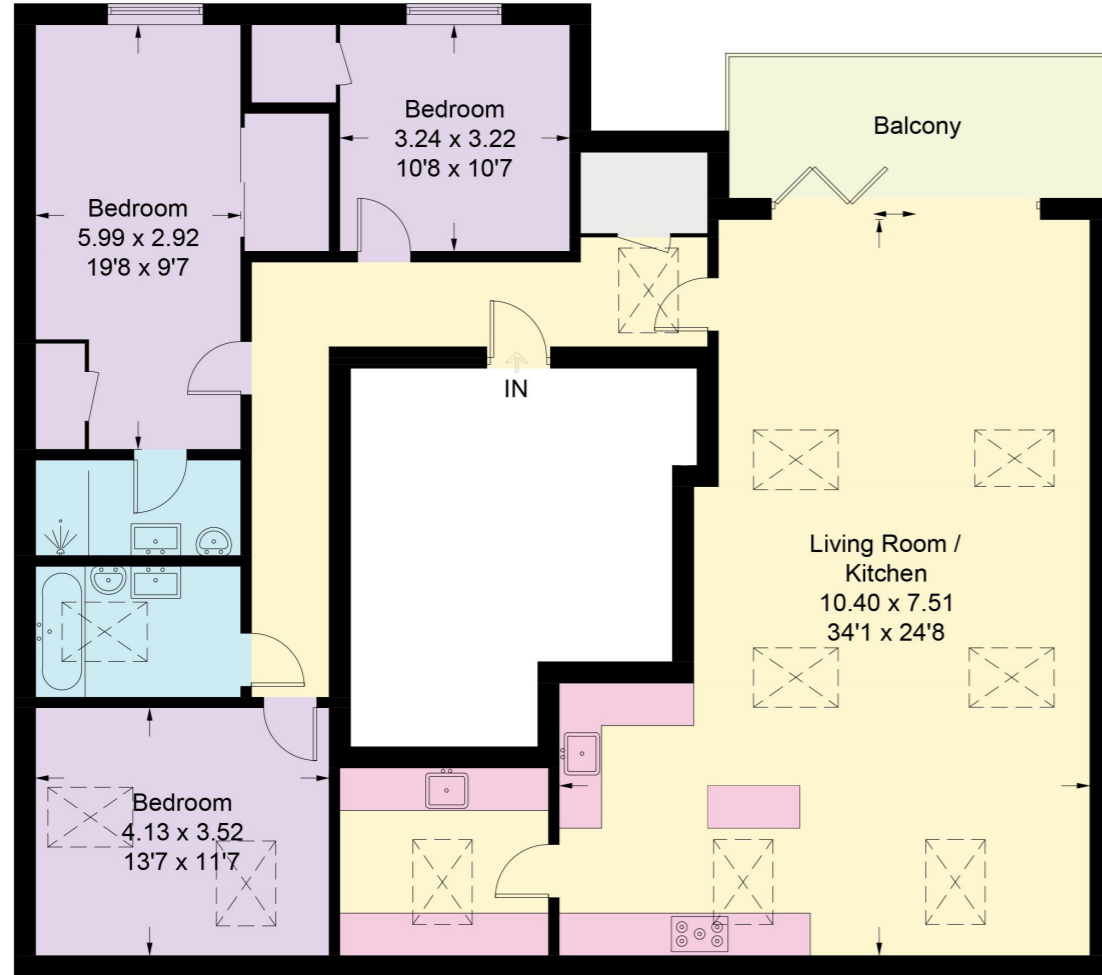
Completed in 2019, the apartment forms part of an intimate collection of just five luxury residences and benefits from the remainder of a 10-year Build-Zone warranty. The sense of space and light is immediately apparent, with striking vaulted ceilings, multiple skylights and roof lights, and a private balcony providing an impressive backdrop to everyday living and entertaining.

At the heart of the home is a stunning open-plan reception space, seamlessly connected to the kitchen and opening via bi-fold doors onto the private balcony. Engineered oak flooring enhances the principal living areas, creating a warm and contemporary finish with underfloor heating throughout.

Key features include:

Bespoke, hand-crafted fitted kitchen with quartz stone worktops, integrated appliances and generous storage with a separate adjoining utility room. Contemporary bathrooms and en-suite fitted with Villeroy & Boch sanitary ware and chrome fittings. Gas-fired underfloor heating throughout. Private balcony. Passenger lift serving all floors. Secure electric gated parking with an allocated space for the penthouse. This superb penthouse combines modern luxury, thoughtful design and an enviable central location.





Approximate Gross Internal Area = 149.2 sq m / 1606 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Mark Waldron

01732 744 461

mark.waldron@knightfrank.com

Knight Frank Sevenoaks

113 - 117 High Street

Sevenoaks, Kent, TN13 1UP

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

