



For identification only - Not to scale  
Approximate Area = 1297 sq ft / 120.4 sq m

Perch Close, Larkfield, Aylesford, ME20



**24 Perch Close, Larkfield, Kent, ME20 6TN**

**OFFERS IN EXCESS OF: £375,000**  
**EPC RATING: C**





Set atop one of the most sought-after developments in the area, this beautifully presented duplex penthouse offers nearly 1,300 sq ft of versatile living space with breathtaking views across Leybourne Lakes. Combining the tranquility of countryside living with the convenience of modern amenities and transport links, this unique home is perfect for professionals, downsizers, or those simply seeking a peaceful lifestyle. As you enter via a shared entrance hallway, you're welcomed into a spacious private hall that immediately draws your eye to the captivating lake views straight ahead. To your right, a stylish family bathroom features a contemporary shower suite, while directly opposite lies a generously sized double bedroom, ideal for guests or multi-generational living. A striking spiral staircase creates a dramatic focal point and leads to the upper floor. The modern kitchen, recently updated and complete with a new boiler, offers a seamless flow into the open-plan dining and living area, perfect for entertaining. The living space extends onto a private balcony – the ideal spot to unwind and soak in the stunning natural surroundings. Upstairs, the spacious master bedroom boasts panoramic views over the lake, a luxurious walk-in wardrobe, and a sleek en-suite bathroom. An adjoining mezzanine area provides flexible space that can be used as a third bedroom, home office or gym. There is also large boarded out loft space. Further benefits include two allocated parking spaces, with additional visitor parking conveniently located in front, and close proximity to local supermarkets, leisure facilities, watersports, and scenic walking trails. For commuters, easy motorway access ensures travel is stress-free.

This rare top-floor duplex penthouse must be seen to appreciate the space, finish, and unparalleled setting.

Leasehold  
EPC: C  
Council Tax Band: E  
Full Fibre Broadband Not Yet Available  
975 years on lease  
£250.00 p/a Ground Rent  
£3019 p/a Service Charge



- CHAIN FREE!!
- AMAZING LAKE VIEWS
- TWO ALLOCATED PARKING SPACE

- EN-SUITE TO MASTER & WALK-IN WARDROBE
- APPROXIMATELY 1300 SQ FT LIVING ACCOMMODATION
- STYLISH SPIRAL STAIRCASE & MEZZANINE

TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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