



RESIDE

MANCHESTER

9 The Residence
St. John Street, Manchester, M3 4DA
Asking Price £1,500,000



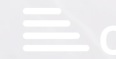
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9 The Residence

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This duplex penthouse is arguably the finest in Manchester City Centre. The Residence is an exclusive and unique conversion on St John Street, the last surviving Georgian terraced street in central Manchester. Beautifully transformed into 10 bespoke apartments, it offers an exceptional level of luxury living in the heart of the city.

Reside proudly presents this penthouse to the market for the first time ever. Spanning approximately 2050 sqft, this stunning apartment epitomises luxury. Every inch of the space has been meticulously crafted to the highest standards with an eye for detail.

Spread over two levels, the lower floor features three bedroom suites, each with fitted wardrobes and en-suite bathrooms, along with a downstairs W.C., utility room, and ample storage. The upper floor, an extension of the original Georgian building, boasts a vast open-plan kitchen, dining, and living space, thoughtfully designed with a touch of separation for added functionality. Two sets of doors open onto the wraparound terrace with a glass balustrade, offering the most incredible views of the city.

To arrange an appointment to visit please contact Reside directly.

Lower level

The lower level features a spacious entrance hall, utility room, and three generous bedroom suites, each with bespoke fitted furniture and en-suite shower rooms equipped with top-of-the-line Grohe fittings. The bespoke porcelain flooring throughout includes underfloor heating. Stunning sash windows preserve the building's historic charm. Electric blinds, illuminated coffered ceilings, a smart lighting system, leather effect walls, and designer light fittings enhance the property's luxurious finish.





Upper level

The upper level boasts a vast open-plan living, dining, and kitchen area with large floor-to-ceiling windows offering three aspects of the City Centre. Two sets of glass sliding doors open onto a wraparound terrace with breathtaking views unmatched by any other development. This area is impeccably designed with Poliform bespoke furniture, Artemide lighting throughout, feature Skydro ceiling lights, a comprehensive smart lighting system, an award-winning Remp Kitchen with a full range of Gaggenau series 400 appliances, bespoke wine fridge, underfloor heating, air conditioning, coffered lighting, and bespoke porcelain flooring and part walls. Additionally, there is a guest W.C., a monitored alarm system, and a comprehensive smoke and fire system.

Location

St John Street in Manchester is a historic and prestigious location, known for its Georgian architecture and central position. Situated in the heart of the city, it lies close to several key attractions and amenities. Nearby, you'll find the bustling Deansgate, renowned for its shopping, dining, and entertainment options. The vibrant Spinningfields district, with its array of upscale bars, restaurants, and offices, is also within easy walking distance. Additionally, cultural landmarks such as the Manchester Opera House and the Museum of Science and Industry are conveniently close, making St John Street a prime location for both living and enjoying the best of Manchester.

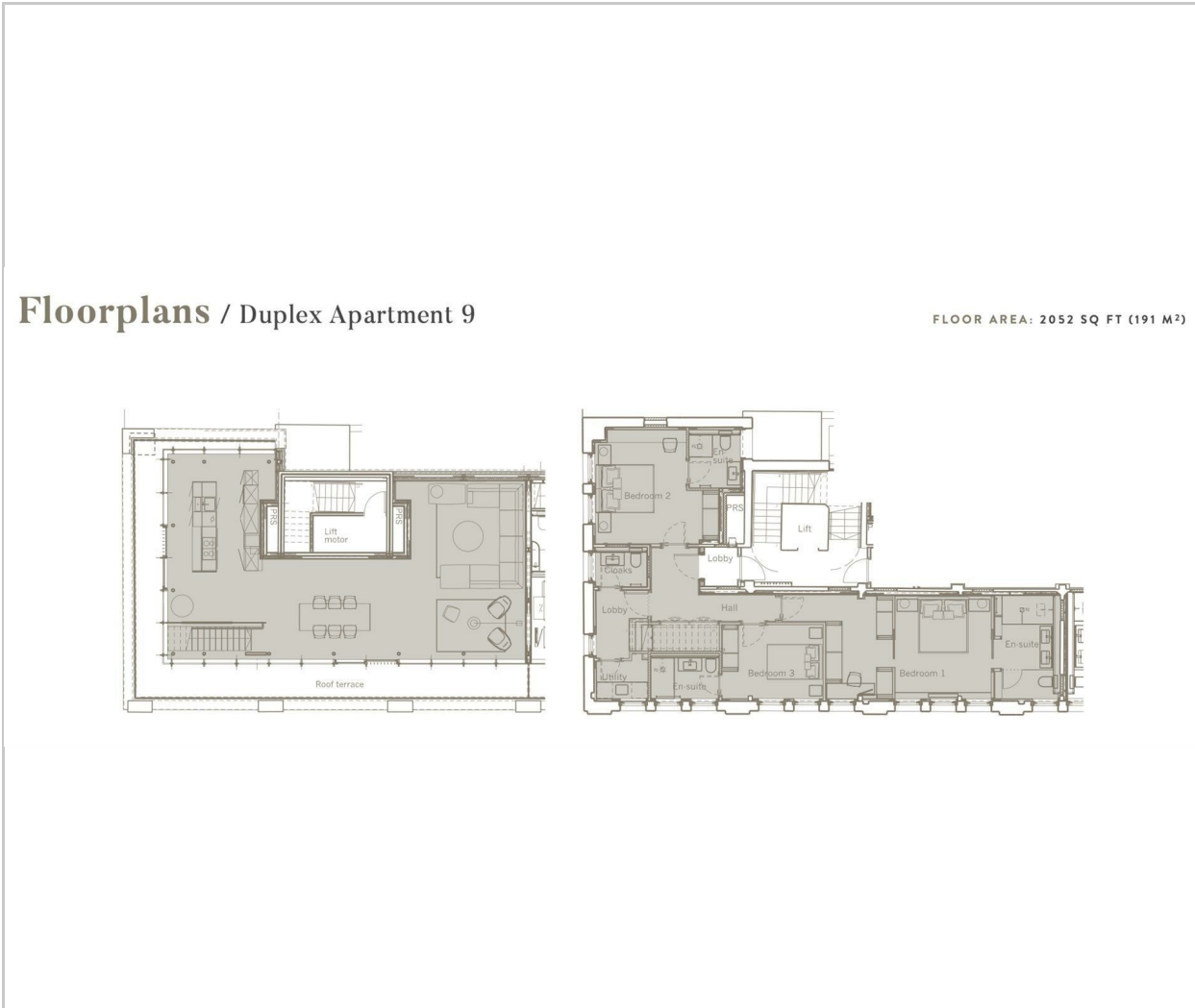
Leasehold

Ground rent £500
Service charge £5,112 per annum
Length of lease - 150 years from 2019

- One of the City's finest Penthouses
- Three Bedrooms
- Three en-suites
- Glazed open plan living / dining / kitchen
- 2052 sqft of accommodation
- Highest of Specification throughout
- EPC Rating C
- Contract NCP car parking available



Floor Plan



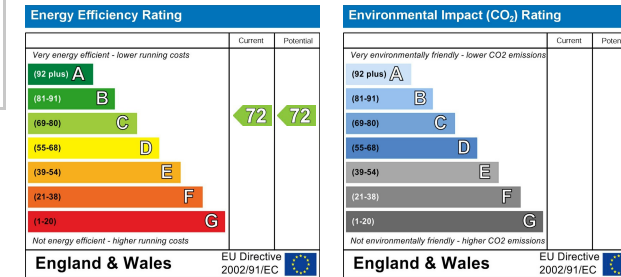
Floorplans / Duplex Apartment 9

FLOOR AREA: 2052 SQ FT (191 M²)

Area Map



Energy Efficiency Graph



Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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