











## 70 Hague

South Street • Park Hill • S2 5AS

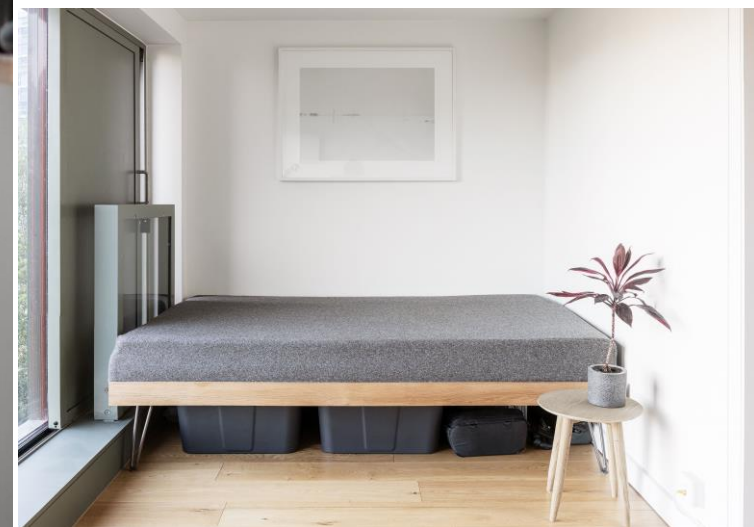
Guide Price £210,000 - £230,000

Set within Park Hill, an icon of post-war Modernism and Europe's largest listed building, this two-bedroom duplex apartment achieves a delicate balance between vibrant urban life and an enveloping sense of calm. Park Hill's Brutalist bones, originally conceived in the 1960s, have been artfully reimagined, creating homes that pair architectural heritage with contemporary comfort. Behind a gentle canopy of greenery, the living spaces take on a subtle "treehouse" quality, filtering soft, golden light in the warmer months and bestowing a natural sanctuary feel without compromising the far-reaching, south-westerly outlook. Inside, the original concrete structure—protected by the building's listed status—stands proudly alongside smooth oak floors and discreet pocket doors. The result is an interior marked by considered simplicity, where lines are clean, materials are honest, and exceptional soundproofing ensures quiet retreat from the city below. The kitchen has a fresh, light and airy feel with white base units and wraparound matching worktops. Fully integrated appliances include a washer/dryer, oven, hob, extractor, fridge and freezer with floor to ceiling storage units. The bathroom features a Vitra white suite, within the storage cupboard is an air filtration system providing permanent mechanical ventilation to the entire property. Space heating and hot water are provided by the Sheffield District Energy Network which produces sustainable energy from un-recyclable waste. Landscape Architects Grant Associates designed the rear communal garden with silver birch and large lawns all make it unique to Park Hill. Car parking spaces are available for rent. Despite its close proximity to the city centre, there are numerous green spaces and cycle routes very close by including Sheaf Valley Park. Park Hill is ideally located in the heart of the city with excellent transport links and amenities including a local tram stop and the main line train station.

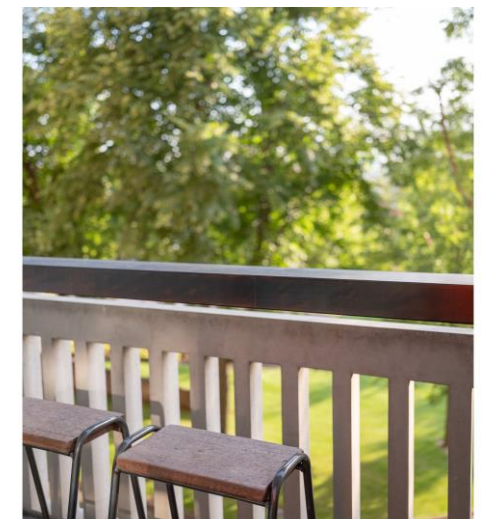








- Architect Designed Iconic Apartment
- One of Europe's Largest Listed Buildings
- 2 Bedrooms
- Open Plan Dining, Kitchen & Living Space
- No Onward Chain
- Landscaped Gardens by Grant Associates
- Panoramic Views Across the City
- Service Charge £213 per month
- Leasehold 249 years from 14/04/2009
- Council Tax Band B, EPC Rating B







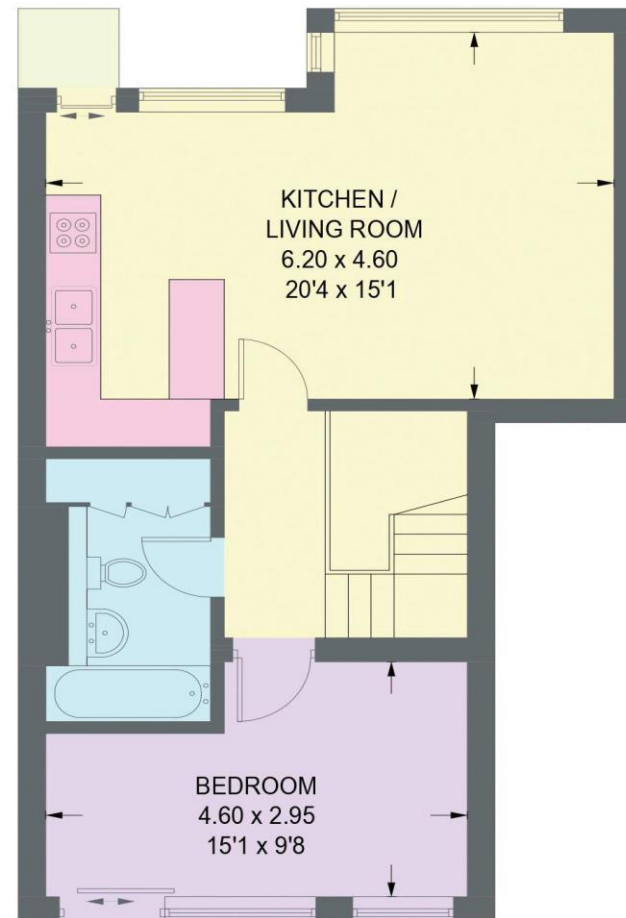


## 70 HAGUE

APPROXIMATE GROSS INTERNAL AREA = 78.4 SQ M / 843 SQ FT



**LOWER FLOOR**  
**24.1 SQ M / 259 SQ FT**



**UPPER FLOOR**  
**54.3 SQ M / 584 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale.

