

DISTINCTIVE  
HOMES

by



fhp.living



17 Park Terrace, Nottingham,  
NG1 5DN

# 17 Park Terrace, Nottingham,

NG1 5DN

£1,250,000

FHP Living feels privileged to be offering for sale this beautiful, elegant, versatile and impressive Grade II listed period town house affording the sort of comfort and convenience that one would associate with a property of this calibre.

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- Grade II Listed fabulous Park residence
- Spanning six floors
- Six bedrooms
- Versatile accommodation
- Popular location
- Four reception rooms
- Vaulted ceiling kitchen
- Five modern bath/shower rooms
- Landscaped rear garden
- Terrace & balconies
- Gated access
- Two entrances.
- Wealth of features
- Internal area approx. 3,850 Sqft

Viewing highly recommended.





Approaching 3,900 Sqft of space, blending historic charm and modern amenities, with its late Georgian style and convenient location, a fabulous home which must be viewed to be fully appreciated.

The commanding position of this beautiful period residence provides breathtaking views of parts of The Park Estate and its surroundings, creating an atmosphere of exclusivity and serenity.

Internally the property provides various permutations of use, featuring up to six bedrooms and four reception rooms including a vaulted ceiling kitchen, offering contemporary units and appliances, and a breakfast area which is split level with the dining room. Various modern bathroom facilities feature on different levels which services the bedrooms and completes the properties commodious living space.

The meticulous attention to detail in the design and beautiful landscaping to the rear garden which has been created for easier maintenance ensures a harmonious blend of indoor and outdoor living spaces.

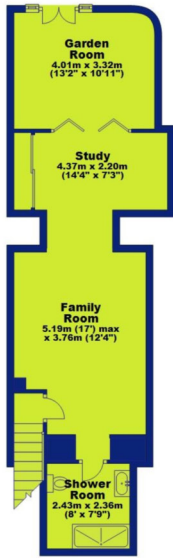


With easy access to Nottingham's vibrant city centre and its iconic Castle, residents can enjoy the best of both worlds: a peaceful retreat within close proximity to urban amenities and cultural attractions.

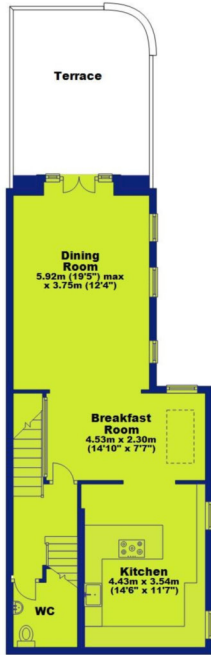
Overall, this property offers a rare combination of historical elegance, modern comfort, and prime location, making it an exceptional opportunity for discerning buyers seeking luxury living in Nottingham.



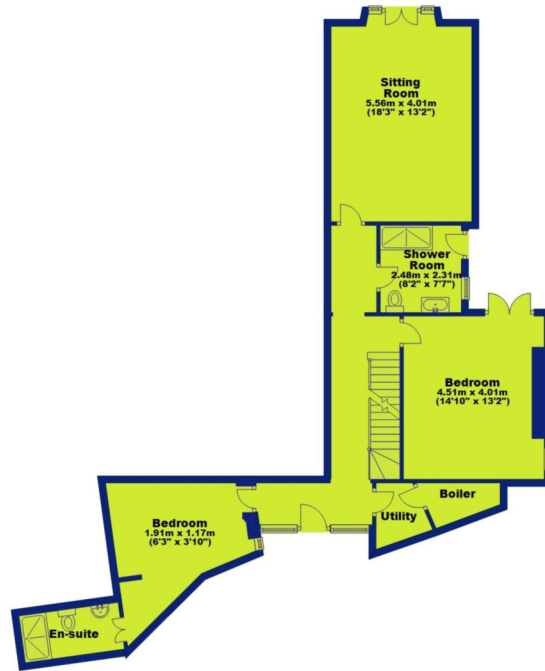
**Lowest Ground Floor**  
Approx. 53.9 sq. metres (580.4 sq. feet)



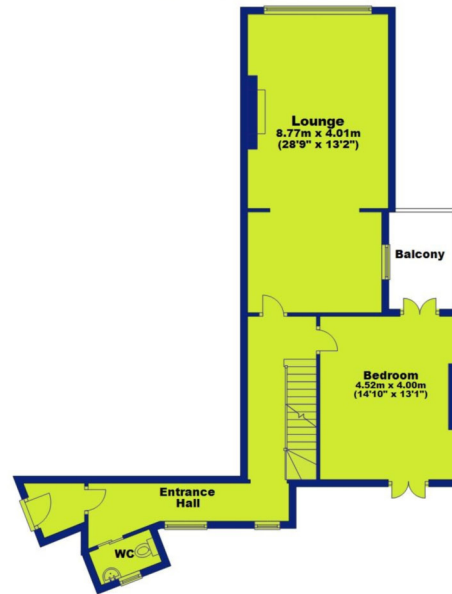
**Lower Ground Floor**  
Approx. 59.8 sq. metres (644.0 sq. feet)



**Lower Ground Floor**  
Approx. 86.1 sq. metres (926.9 sq. feet)



**Ground Floor**  
Approx. 72.8 sq. metres (783.5 sq. feet)



**First Floor**  
Approx. 61.3 sq. metres (660.0 sq. feet)



**Second Floor**  
Approx. 24.0 sq. metres (258.2 sq. feet)



Total area: approx. 358.0 sq. metres (3853.0 sq. feet)



Nottingham  
Castle

**The Park Estate was originally created from Nottingham Castle's deer park and is now recognised as one of Nottingham's finest residential locations, with properties designed by notable architects PF Robinson and Watson Fothergill.**

By the late 1800's The Park was recognised as more of an estate with some 400 houses being erected by 1887. Former residents of The Park include national figures such as Sir Paul Smith and Sir Jesse Boot.

It is a thriving community with its own residents' website

[www.theparknottingham.co.uk](http://www.theparknottingham.co.uk). It boasts one of the largest gas street lighting systems in Europe and a skyline including the castle which makes it particularly atmospheric at night.

One of the reasons for The Park's popularity is its proximity to some of the best private schools in the region. Both the Boys and Girls High Schools have a national reputation of academic and sporting excellence whilst St Joseph's offers high educational standards with exceptional pastoral care.

The Park Estate offers a tranquil haven with the buzz of the city just minutes away. Nottingham Playhouse, offering the theatre along with 'Cast' restaurant and bar. Other restaurants include the recently opened and very popular Brown's, Hart's, which has a modern British style and a boutique hotel with 32 bedrooms, and World Service – the 'Best Overall Restaurant' in Nottingham's prestigious restaurant awards for a record four years, is testament to World Services quality.

The Park's Squash Club has 10 squash courts, a fully equipped gym, saunas, steam rooms and a bar and restaurant, whilst adjacent is The Park Tennis Club with over 200 members, 5 all-weather courts, 3 artificial grass all-weather courts, a beautiful club house and qualified coaches.



Nottingham High School  
High School



Nottingham Girls High School  
High School



The Park  
Tennis Club



World Service  
Restaurant Lounge Bar



Harts  
Restaurant Lounge Bar

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## Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

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## Interested in this home?

Call the FHP Living Distinctive Homes Team



**Jason Cook**  
Mobile: 07876 396 010  
[jason@fhpliving.co.uk](mailto:jason@fhpliving.co.uk)



**Jane Dixon**  
Mobile: 0115 9415931  
[jane@fhpliving.co.uk](mailto:jane@fhpliving.co.uk)

**T: 0115 841 1155**

23 Bridgford Road  
West Bridgford  
Nottingham NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham NG1 2GB