

2 The Quad,  
1 Western Terrace  
The Park  
Nottingham  
NG7 1AF

**Guide Price £479,950**



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- Located in the prestigious and historic Park Estate, one of Nottingham's most desirable residential
- Ground floor apartment within an impressive period conversion, combining classic elegance with modern
- Features a grand communal and private entrance hall with rich architectural character.
- Spacious living room with bay window, ornate ceiling corning, and a striking fireplace.
- Stylish dining kitchen with fitted units, integrated appliances, and a separate utility room.

- Three generously sized bedrooms, including a luxurious master suite with fitted wardrobes and en-suite
- Private enclosed terrace accessed from the kitchen, perfect for outdoor dining or relaxing.
- Additional balcony off the third bedroom offering a second peaceful outdoor retreat.
- EPC Band D / Council Tax Band E
- Leasehold - 971 Years Remaining





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## 1 Western Terrace, The Park, Nottingham, NG7 1AF

### Key Features

Nestled in the heart of the historic and highly sought-after Park Estate—widely celebrated as one of Nottingham's most prestigious residential addresses—this charming three-bedroom apartment occupies the ground floor of an impressive period conversion. Seamlessly blending classic architectural elegance with modern living, the home offers spacious, versatile accommodation in a peaceful yet exceptionally convenient location, just moments from the city centre.

The Park Estate is a private enclave known for its stunning Victorian architecture, tranquil, tree-lined avenues, and a strong sense of community. Residents enjoy a rare combination of serene, leafy surroundings and immediate access to Nottingham's vibrant amenities, including shops, restaurants, and cultural attractions.

Inside, the apartment welcomes you with grand communal and private entrance halls, both rich in character. The elegant living room features a striking fireplace, intricate ceiling cornicing, and a generous bay window that fills the space with natural light. A spacious dining kitchen serves as the heart of the home, offering a stylish range of fitted units, integrated appliances, and ample space for both everyday living and entertaining, while a separate utility room adds practicality and convenience.

The accommodation includes three well-proportioned bedrooms. The luxurious master suite boasts another large bay window, fitted wardrobes, and a sleek en-suite shower room. The additional bedrooms are equally generous, each enjoying access to a modern bathroom or separate shower room, making the layout ideal for families or visiting guests.

Outdoor spaces enhance the lifestyle on offer, with a private enclosed terrace accessed directly from the kitchen—perfect for enjoying a quiet morning coffee or an evening glass of wine. A charming balcony, adjoining the third bedroom, provides another tranquil spot to unwind.

This beautifully appointed home offers refined living in one of Nottingham's most exclusive and picturesque settings.





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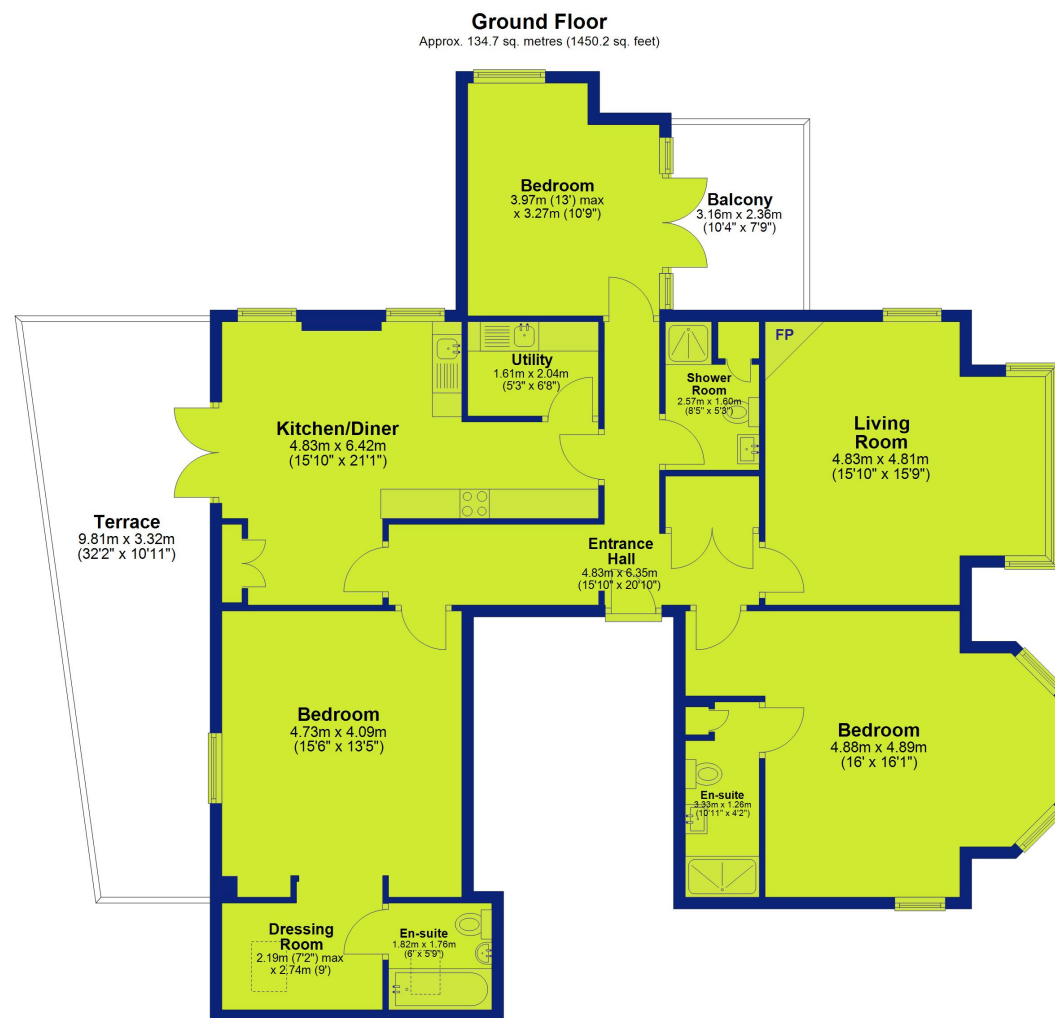


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Total area: approx. 134.7 sq. metres (1450.2 sq. feet)





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1 Western Terrace, [The Park, Nottingham, NG7 1AF](#)



## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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