

DISTINCTIVE
HOMES
by



Gladstone House

The Park, NG7 1BG

www.fhpliving.co.uk

Gladstone House

The Park, NG7 1BG

FHP Living feels proud to present an exclusive opportunity to acquire a beautifully appointed portion of this remarkable Victorian residence.

www.fhpliving.co.uk





Originally designed in the 1870s by architect Edwin Loverseed. This beautifully restored property, now comprising two magnificent apartments, occupies the upper floors and boasts breath-taking views across Lincoln Circus and the iconic Park Estate.

Step into a world of timeless sophistication with this distinguished home, perfectly positioned in the heart of Nottingham's exclusive Park Estate. With grand proportions, elegant architectural detailing, and a seamless blend of historic charm and contemporary living, this exceptional residence offers a lifestyle of unparalleled quality and distinction.

From the moment you enter, the private entrance hall sets the tone, featuring original Minton tiled flooring, under-stairs storage/utility, and a traditional staircase adorned with a striking stained glass window. Upstairs, the first-floor landing and inner hallway are laid with rich engineered wood flooring and bathed in natural light, creating a welcoming sense of openness.

The formal dining room is a true statement space, boasting soaring ceilings, a magnificent bay window with far-reaching views, an ornate period fireplace, and intricate ceiling cornicing-perfect for elegant entertaining. Adjacent, the dining kitchen is both stylish and practical, fitted with classic cabinetry, attractive worktops, a Belfast sink, appliances, and a period fireplace framed by original ceiling details-ideal for family gatherings or hosting friends.





The lounge is the showpiece of the home, a beautifully proportioned room anchored by a grand marble fireplace with marble fender and tiling. A large bay window floods the space with natural light and offers sweeping panoramic views across The Park, while the original cornicing adds a refined finish.

The sitting room is equally impressive-bright and serene, with a high ceiling, large window overlooking The Circus, and a stately fireplace with tiled slips and a marble fender.

A convenient cloakroom/WC and additional under-stairs storage cupboard are located off the landing.

Upstairs, the second-floor landing leads to the home's private quarters. The principal bedroom is a luxurious retreat, featuring triple-aspect windows, a cathedral-style ceiling, fitted wardrobes, a striking marble fireplace, and a modern en-suite shower room.

The two additional double bedrooms provide generous accommodation for family or guests, while the elegant family bathroom is appointed with a full suite and tasteful finishes.

Outside, the home is complemented by a private garage and parking space located to the side of the property.

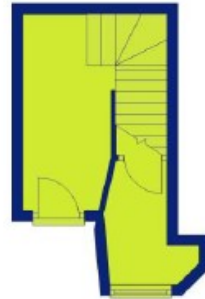
The beautifully landscaped garden is predominantly laid to lawn and enhanced by mature shrubs, well-stocked borders, and a charming garden path, offering a tranquil oasis in the heart of the city.

This is more than just a home-it's a rare opportunity to embrace refined living in one of Nottingham's most prestigious locations.





Ground Floor
Approx. 11.8 sq. metres (127.2 sq. feet)



First Floor
Approx. 147.4 sq. metres (1587.0 sq. feet)



Second Floor
Approx. 119.2 sq. metres (1282.9 sq. feet)



Garage
Approx. 11.2 sq. metres (120.7 sq. feet)



Total area: approx. 289.6 sq. metres (3117.7 sq. feet)





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.

www.fhpliving.co.uk

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		

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



Interested in this home?

Call the FHP Living Distinctive Homes Team



Jason Cook = Director
Mobile: 07876 396 010
jason@fhpliving.co.uk

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB