

DISTINCTIVE  
HOMES  
by



# Park Terrace

Nottingham, NG1 3DN

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Nottingham, NG1 5DN

Situated in an elevated position on the edge of one of Nottingham's most prestigious locations, 36 Park Terrace is an elegant Georgian style residence that has been thoughtfully arranged into two separate properties. FHP Living is delighted to offer for sale the upper levels of this exceptional home, a rare opportunity within the historic Park Estate.



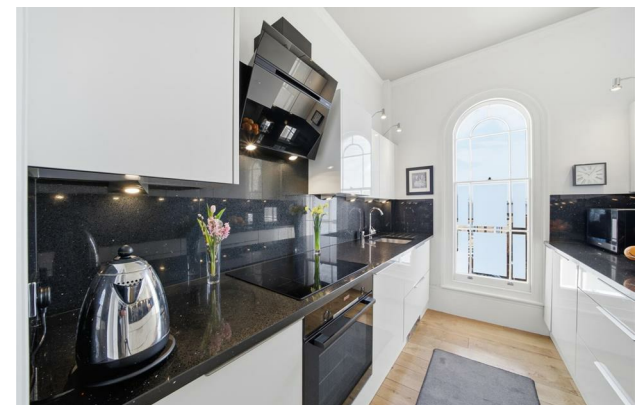


Immaculately presented throughout, the property offers period features and character that beautifully reflect its architectural heritage. The accommodation briefly comprises an upper-level entrance hall accessed via an external stairway, leading into this stylish and well-appointed home. The kitchen is fitted with a modern range of units, complemented by granite work surfaces and appliances. The adjacent dining room boasts high ceilings with decorative cornicing and a window that floods the space with natural light. This room flows seamlessly into a truly remarkable lounge, an elegant and inviting space featuring a large bay window, an abundance of natural light, a charming outlook, and an impressive period fireplace, all enhanced by high ceilings with decorative cornicing. To the rear, a hallway leads via a classic staircase to the first-floor landing





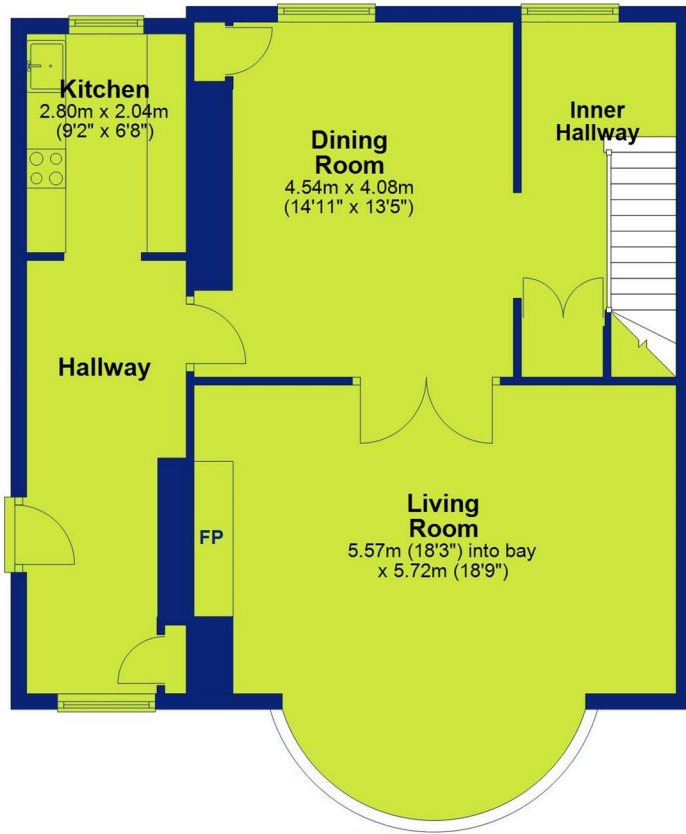
The spacious principal bedroom enjoys a large bay window with delightful views, generous natural light, and discreet built-in storage. There are two further guest bedrooms, served by two well-appointed modern bath and shower rooms. The second floor offers a versatile room, ideal as an additional lounge or fourth bedroom, with access to a terrace that enjoys stunning views over The Park Estate and beyond, a truly special feature of the home. Externally, electronic gates provide access to a car port and an additional parking space. Extending to over 1,700 sq ft, this outstanding property must be viewed to be fully appreciated. Perfectly positioned, the property also benefits from easy access to the Nottingham city centre, offering an excellent range of shops, bars, restaurants, entertainment venues, and transport links.





### First Floor

Approx. 72.2 sq. metres (777.6 sq. feet)



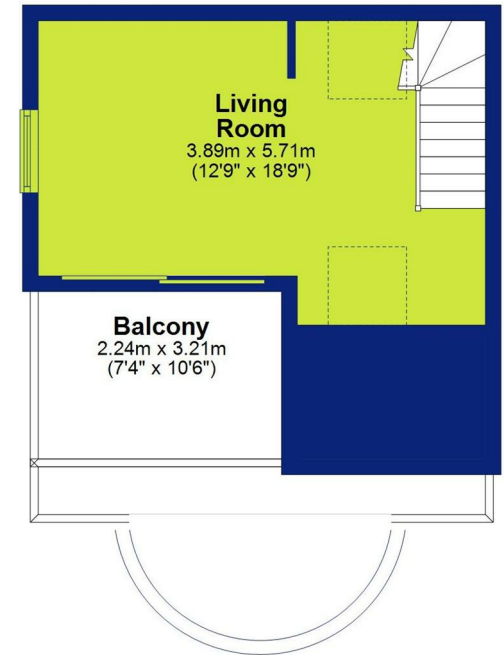
### Second Floor

Approx. 72.3 sq. metres (777.8 sq. feet)



### Third Floor

Approx. 20.1 sq. metres (216.8 sq. feet)



Total area: approx. 164.6 sq. metres (1772.2 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## Interested in this home?

Call the FHP Living Distinctive Homes Team



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