







4 Norwich

South Street • Park Hill • S2 5AY

Guide Price £235,000 - £245,000

Occupying a prime top-floor position within the iconic Grade II* listed Park Hill development, this impressive two double bedroom duplex apartment offers a bright, airy and cheerful modern interior, combined with the distinctive architectural character that has made Park Hill one of Sheffield's most celebrated landmarks. Commonly referred to as the 'streets in the sky', Park Hill was awarded Grade II* listed status in 1998 and later transformed by award-winning developers Urban Splash in collaboration with architects Hawkins\Brown and Studio Egret West. The apartment enjoys stunning elevated views across the city skyline. The front door opens into an entrance lobby providing useful storage and hanging space. Throughout the property, exposed concrete walls and beams are complemented by aluminium-framed double-glazed windows, glazed and panel doors, and attractive oak flooring, creating a striking blend of industrial heritage and contemporary design. On the lower level, a rear-facing double bedroom overlooks the communal gardens and benefits from sliding doors opening onto a timber-decked balcony. A staircase with a sleek glass balustrade rises to the upper floor. The first floor is home to an impressive open-plan kitchen, dining and living space, flooded with natural light and enjoying far-reaching views. Exposed concrete walls and beams are softened by wall-washer lighting, creating a warm and inviting atmosphere, while underfloor heating enhances comfort throughout. The contemporary kitchen features white gloss wall and base units, complementary work surfaces and a comprehensive range of integrated appliances including an oven, hob, extractor, washer/dryer, fridge and freezer, together with floor-to-ceiling storage units. The living and dining area benefits from a full-height glazed panel overlooking the communal gardens and the landmark development itself, creating a wonderfully bright and sociable living space. A further front-facing double bedroom enjoys panoramic city views through a full-height fixed window. The bathroom is fitted with a modern three-piece white suite incorporating an overhead shower and anti-slip rubber flooring. A storage cupboard houses the apartment's air filtration system, providing permanent mechanical ventilation throughout the property. Space heating and hot water are supplied via the Sheffield District Energy Network, which generates sustainable energy from non-recyclable waste. Car parking spaces and secure bicycle storage are available to rent. Despite its city-centre location, Park Hill enjoys easy access to numerous green spaces and cycle routes, including nearby Sheaf Valley Park with its amphitheatre and landscaped grounds. The development is also home to a vibrant community of creative and design-led businesses. Ideally positioned within the heart of Sheffield, Park Hill benefits from excellent transport links and amenities, including a nearby tram stop and Sheffield's mainline railway station, offering direct services to London in around two hours. The Parkway provides convenient access to the M1 motorway, while Kelham Island, Meadowhall Shopping Centre and the wider city centre are all within easy reach.





- Architect Designed Iconic Apartment
- 2 Double Bedrooms
- Open Plan Dining, Kitchen & Living Space
- Exposed Concrete Elements
- Panoramic Views Across the City

- Air Filtration & District Heating System
- City Centre location Close to Train Station
- Service Charge £229.62 pcm
- Lease - 249 years from April 2009 no GR
- Council Tax Band B, EPC Rating B





4 NORWICH, SOUTH STREET

APPROXIMATE GROSS INTERNAL AREA = 73.7 SQ M / 793 SQ FT

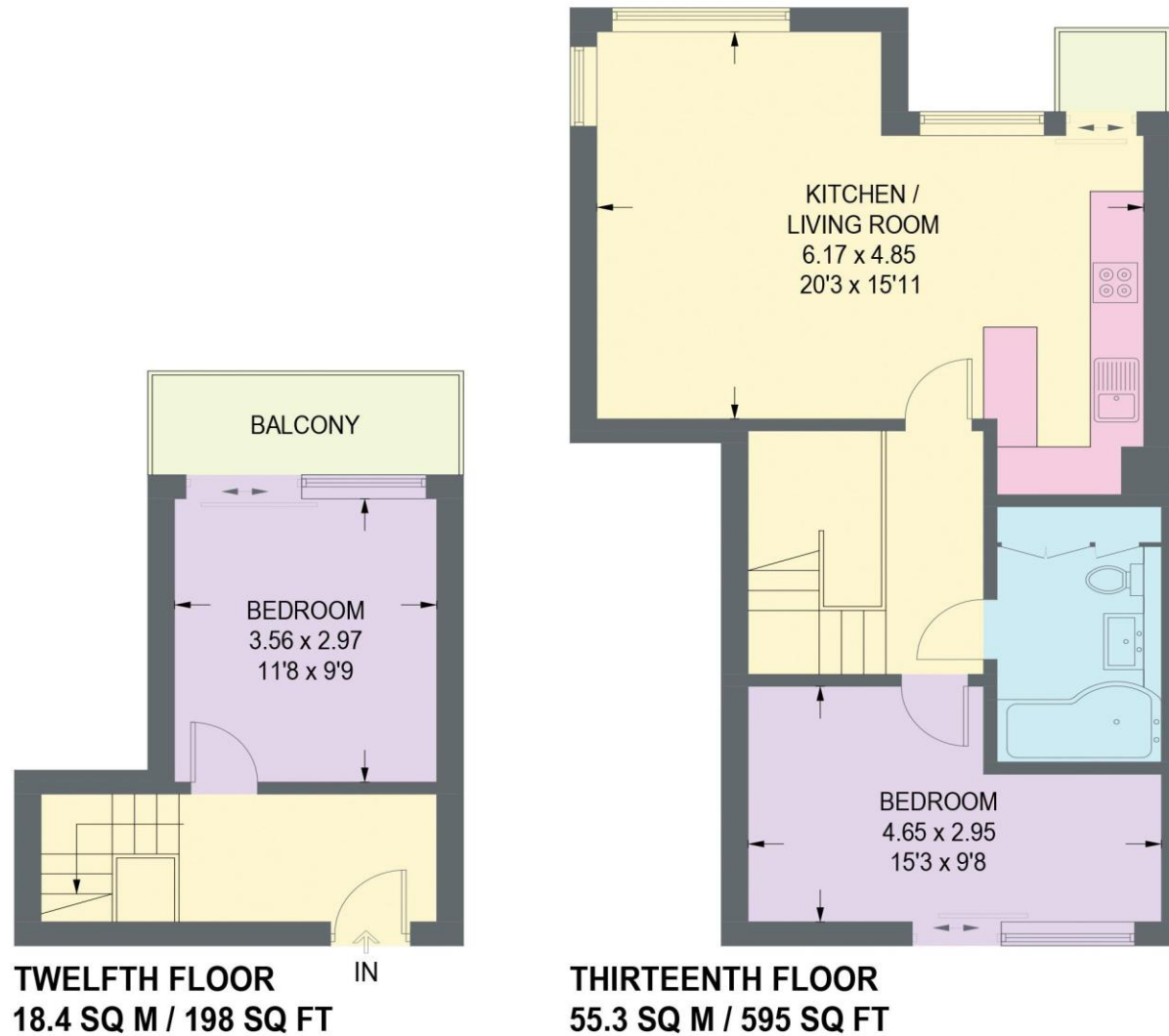


Illustration for identification purposes only,
measurements are approximate, not to scale.



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