





## 56 Hague Street

South Street • Park Hill • S2 5AS

Guide Price £165,000 - £175,000

Set within the iconic Park Hill flats, the celebrated 'streets in the sky' this exceptional apartment blends mid-century architectural heritage with contemporary design. Originally conceived in the 1960s and now thoughtfully reimaged by Urban Splash, Park Hill offers a delicate balance between vibrant urban living and a calm, community-focused environment. Located on Hague, between levels 5 and 6, this apartment enjoys spectacular city views and a generous private balcony. One of only a handful with this unique dual-level layout, it combines characterful features such as exposed concrete walls, column radiators, and oak flooring with the comfort of modern fittings. The private entrance opens into a spacious lobby, ideal for storing bicycles and large items. Stairs descend to a flexible hallway that could serve as a study or additional storage space. The open-plan living area is light-filled, with floor-to-ceiling windows, a decked balcony, and far-reaching views across Sheffield city centre. The kitchen is both stylish and practical, featuring solid ply and white-faced base units with matching worktops, integrated appliances (washer/dryer, oven, hob, extractor, fridge/freezer), and floor-to-ceiling storage. A spacious double bedroom offers ample natural light and privacy, with serene views across the Park Hill gardens and silver birch trees. The bathroom includes a contemporary Vitra white suite with a bath and overhead shower. The apartment benefits from a sustainable heating system via the Sheffield District Energy Network, providing eco-friendly hot water and heating. The communal gardens, designed by renowned Landscape Architects Grant Associates, feature wildflower beds, silver birch copses, designer seating, a table tennis area, and open lawns, a green sanctuary within the city. Car parking spaces are available to rent on a 6/12 month basis. Located just above Sheffield city centre, Park Hill is a landmark Grade II\* listed development reimaged by Urban Splash into a vibrant community. With cafés, restaurants, art spaces, and green areas like Sheaf Valley Park nearby, it offers a perfect mix of urban energy and open space. Excellent transport links, including the tram, train station, and city centre amenities, are all within easy reach.



- 1 Bedroom Architect Designed Iconic Apartment
- District Heating System
- Panoramic Views Over the City Centre
- Landscaped Gardens by Grant Associates
- Open Plan Dining, Kitchen & Living Space
- Service Charge £195.18/pcm - Plumlife
- Modern Kitchen with Appliances
- Leasehold 249 years from 14/04/2009
- Exposed Concrete Elements
- Council Tax Band A, EPC Rating B

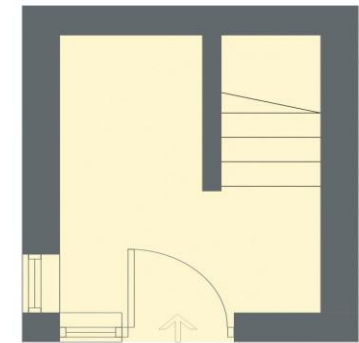


# 56 HAUGE

APPROXIMATE GROSS INTERNAL AREA = 49.3 SQ M / 531 SQ FT



**FIFTH FLOOR**  
**43.2 SQ M / 465 SQ FT**



**IN**  
**SIXTH FLOOR**  
**6.1 SQ M / 66 SQ FT**

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.