

FLAT 4, HAMILTON HOUSE

North Parade Buildings, BA1



BEAUTIFULLY REFURBISHED GRADE II LISTED FIRST-FLOOR GEORGIAN APARTMENT

Occupying a prime position on Bath's prestigious North Parade, this exceptional apartment is moments from the city's iconic landmarks, vibrant amenities and Bath Spa station, in the heart of a UNESCO World Heritage setting.

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Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Local Authority: Bath & North East Somerset Council

Council Tax: C

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Method of Sale: We are advised that the property is Leasehold. | Annual Charge: £1,650 per annum. | Years remaining: 999 years from 25 December 1976

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.





SITUATION

Hamilton House occupies a prime position on North Parade Buildings, one of Bath's most distinguished Georgian terraces, in the heart of this UNESCO World Heritage city. The apartment is moments from Parade Gardens, the River Avon and a superb range of amenities, including independent boutiques, cafés, restaurants, galleries and cultural attractions. Many of Bath's most iconic landmarks, including Pulteney Bridge and the Roman Baths, are within easy walking distance.

Bath Spa railway station is conveniently located nearby, providing regular services to London Paddington, Bristol and the wider rail network. Combining world-renowned architecture, excellent amenities and a vibrant cultural scene, Bath continues to be one of the South West's most sought-after places to live.









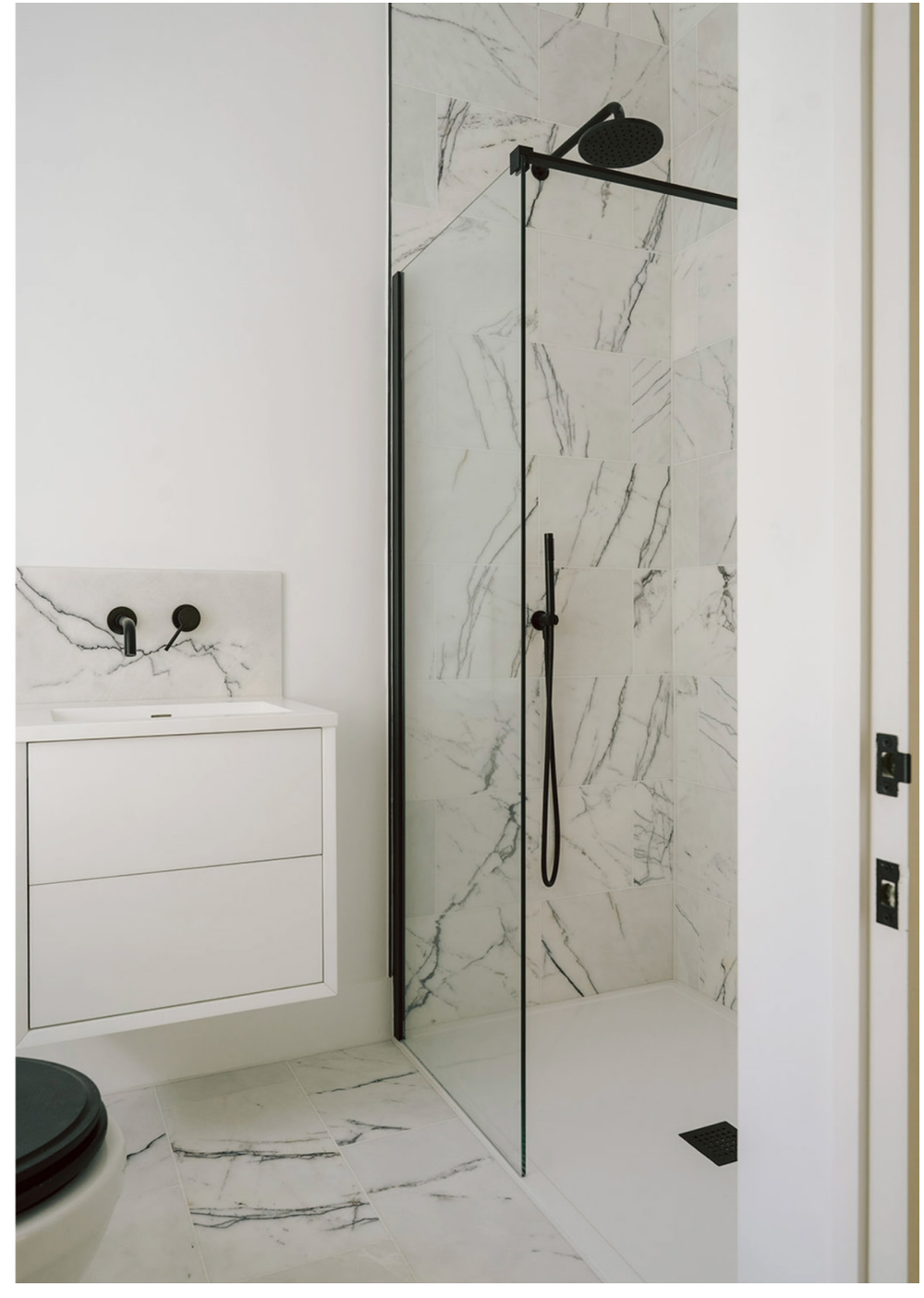
THE APARTMENT

Flat 4 is on the first floor of a handsome Grade II listed Georgian building and has been refurbished to an exceptional standard throughout. Extending to approximately 614 sq ft, the apartment combines elegant period proportions with high-quality contemporary finishes, creating a stylish and highly functional city home.

The principal reception room is bright and inviting, featuring high ceilings, decorative cornicing, wall panelling and large sash windows that flood the space with natural light. The open-plan kitchen has been thoughtfully designed with sleek dark cabinetry, integrated appliances and stone worktops, while the generous reception area provides ample space for both living and dining.

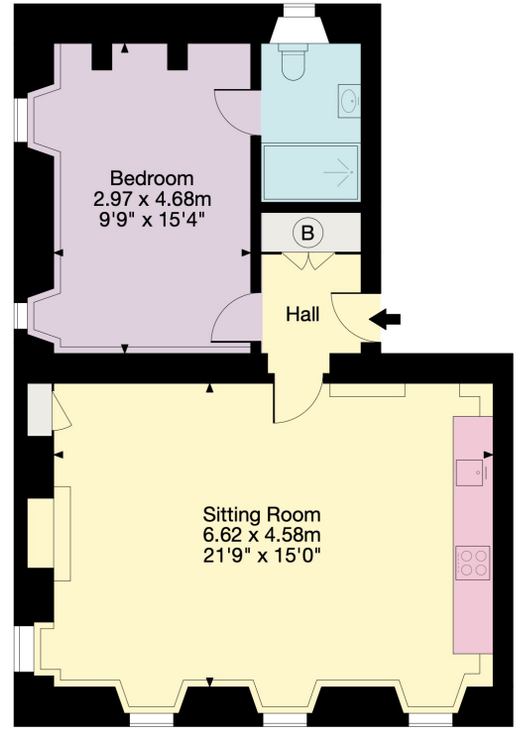
The well-proportioned double bedroom benefits from attractive period detailing and excellent natural light. Completing the accommodation is a beautifully appointed shower room with marble tiling, a walk-in rainfall shower and contemporary black fittings. An elegant turnkey home ideally suited as a main residence, pied-à-terre or investment opportunity in the heart of Bath.





Hamilton House
Bath, Somerset

Gross Internal Area (Approx.)
57 sq m / 614 sq ft



First Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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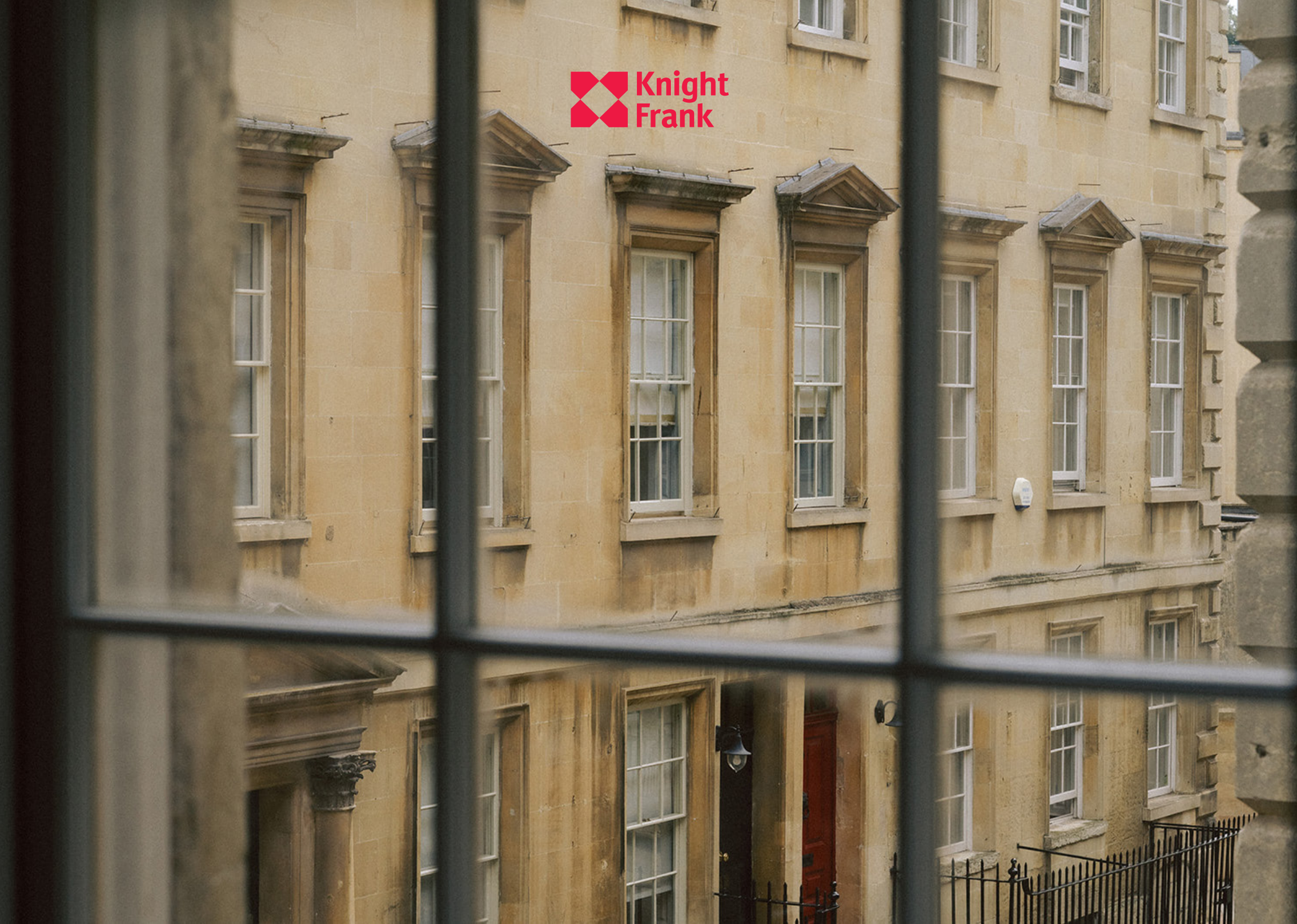
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