

DISTINCTIVE  
HOMES  
by



# Standard Hill

Nottingham, NG1 6FX

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Magnificent penthouse residence occupying a prime position within the highly sought-after City Point gated development, this exceptional penthouse residence represents a rare opportunity to acquire a substantial and well appointed home adjacent to one of the area's most desirable locations.





Extending to over 2,000 sq ft of versatile living accommodation, the property combines generous proportions, contemporary styling, and spectacular outdoor space to create a home of genuine distinction. Offering privacy, security, and breathtaking elevated views, this remarkable residence is perfectly suited to professionals, downsizers seeking luxury without compromise, or those looking for an impressive city retreat.

Upon entering the development, residents benefit from gated access and a well-maintained communal environment. The apartment itself can be reached via communal lift or staircase, opening into a welcoming reception hall that immediately sets the tone for the accommodation beyond. Thoughtfully designed, the entrance hall provides ample space for welcoming guests and includes a convenient cloakroom/WC.

The living accommodation on the lower level comprises lounge, ideal for both relaxation and entertaining, with attractive views across the surrounding area.

The delightful fitted dining kitchen has been designed with modern living in mind and features a stylish range of contemporary units, integrated appliances, and space for dining. A door leads directly onto a balcony, creating a seamless connection between indoor and outdoor living while providing an ideal spot for morning coffee or evening drinks.





The sleeping accommodation is equally impressive. Both double bedrooms are generously proportioned and benefit from their own modern en-suite facilities, providing comfort, privacy, and convenience for residents and guests alike.

A striking staircase rises to the upper floor, where the accommodation reaches its true focal point. Here, a magnificent reception room with a dramatic cathedral-style ceiling creates a sense of volume and grandeur rarely found in modern apartment living. Expansive glazing allows natural light to pour into the space throughout the day while framing the surrounding views.

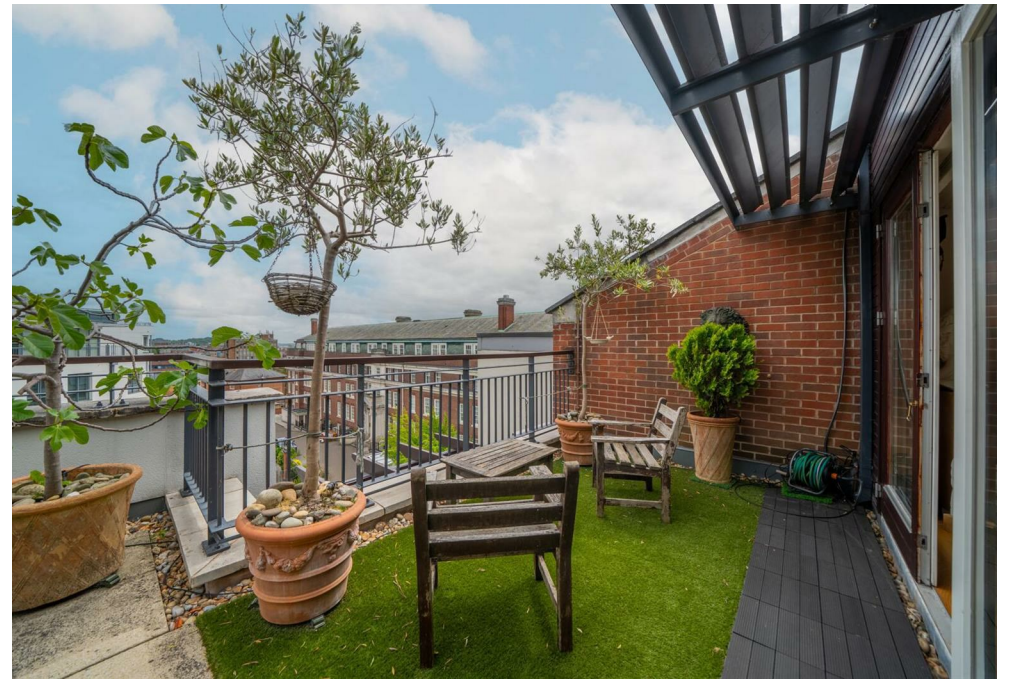
From this level, access is granted to two outstanding terraces. The first terrace enjoys elevated rooftop views towards the city, while the principal terrace provides an exceptional outdoor entertaining area with panoramic vistas stretching across The Park Estate and beyond. Whether hosting guests, enjoying al fresco dining, or simply relaxing in the sunshine, these outdoor spaces offer a truly unique lifestyle opportunity and are undoubtedly among the property's most impressive features.

Further enhancing the appeal of this outstanding home is the inclusion of gated undercroft parking space, providing both convenience and peace of mind.



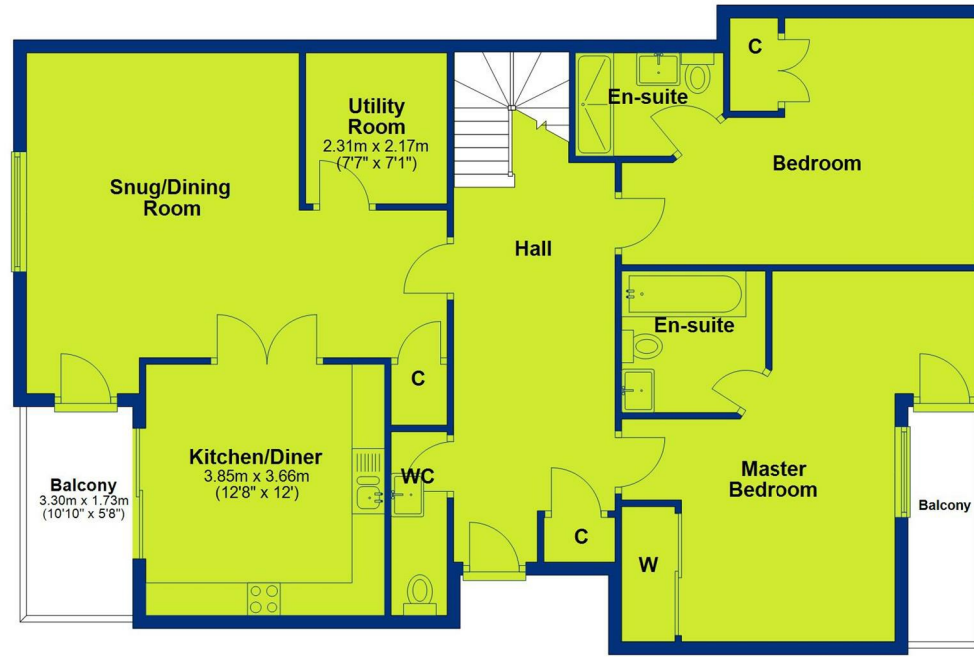
Apartments of this size and quality, within such an exclusive development rarely become available. Combining expansive accommodation, stunning outdoor space, secure parking, and spectacular views, this exceptional penthouse must be viewed to be fully appreciated.





### Ground Floor

Approx. 116.8 sq. metres (1257.8 sq. feet)  
(excluding Balcony, Balcony)



### First Floor

Approx. 55.9 sq. metres (602.2 sq. feet)  
(excluding Terrace, Terrace)



Total area: approx. 172.8 sq. metres (1859.9 sq. feet)



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(1-20) G			
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## Interested in this home?

Call the FHP Living Distinctive Homes Team



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