



A 4 bedroom apartment offering prestigious living within a magnificent Grade II listed building set amid 6 acres of parkland located in the Central Bath Conservation area.

4 Hope House,  
Lansdown Road,  
Bath, BA1 5AZ



**HOPE HOUSE**

LANSDOWN · BATH





OPEN PLAN KITCHEN/LIVING/DINING AREA



This 4 double bedroom apartment exudes an atmosphere of grandeur – occupying an entire floor of the original Grade II listed building with triple aspect views of the delightful surrounding district.

Two bedrooms benefit from an en-suite with the master also having a walk-in dressing room leading to the ‘his & hers’ en-suite shower and bathroom.

The apartment has a formal dining room and hallway leading to the principal living room combining a study, dining area and open plan kitchen, complete with breakfast bar, wine cooler and full height integrated fridge & freezer.



Master En-suite

- Dual access via private entrance and communal hallway
- Hexagon limestone tiled floor to entrance hall
- Engineered timber flooring to kitchen, dining and living area
- Soft tone carpet to bedrooms
- Polished marble wall and floor tiling to master en-suite
- Bespoke kitchen by Stephen Graver with quartz worktops, steel Cucine range cooker, Belfast sink and Miele appliances
- Built-in wine cooler
- Fully fitted wardrobes to master bedroom
- Underfloor heating throughout
- Access to residents private tennis court and communal gardens



Living Area



Master Bedroom





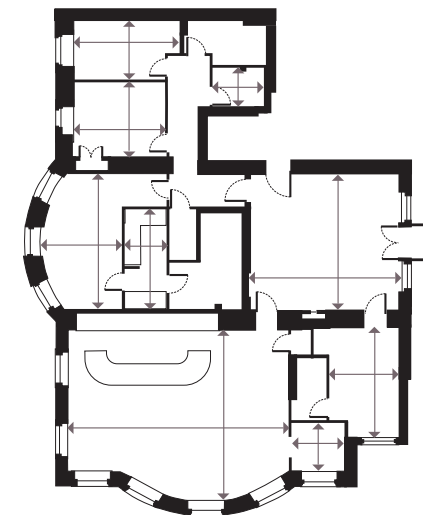
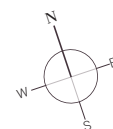
KITCHEN/LIVING/DINING AREA





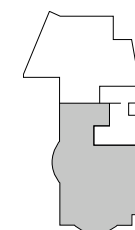
APARTMENT OUTLOOK






|                           |               |                |
|---------------------------|---------------|----------------|
| Kitchen/Dining/<br>Living | 9.00m x 7.60m | 29'6" x 24'11" |
| Formal Dining Room        | 6.00m x 6.00m | 19'8" x 19'8"  |
| Utility                   | 2.00m x 1.80m | 6'7" x 5'11"   |
| Study                     | 2.20m x 2.00m | 7'3" x 6'7"    |
| Master Bedroom            | 6.00m x 5.00m | 19'8" x 16'5"  |
| Dressing Area             | 3.10m x 1.10m | 10'2" x 3'7"   |
| Bedroom 2                 | 4.80m x 2.90m | 15'9" x 9'6"   |
| Bedroom 3                 | 3.80m x 3.20m | 12'6" x 10'6"  |
| Bedroom 4                 | 4.50m x 2.50m | 14'9" x 8'2"   |

APARTMENT  
LOCATOR  
FIRST FLOOR







Hope House is nestled amid extensive, rich and mature woodland grounds with immaculate landscaping and a private tennis court.





Located in the prime residential suburb of Lansdown, Hope House has the boutique shopping area of Bartlett Street Quarter on its doorstep as well as being within walking distance of the heart of the city.

In addition, the development enjoys superb road, rail and air connectivity, being 90 minutes journey time from London Paddington by rail.

CLICK BELOW FOR  
SHOWHOME TOUR



Aerial view of Hope House



# HOPE HOUSE

LANSDOWN · BATH

These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. The developer reserves the right to alter any specifications without prior notice. Exterior images of Hope House are actual photography, interiors are of the actual apartment with selected images showing computer generated furniture. All development CGIs and artwork contained in this brochure are subject to copyright of the developer and cannot be reproduced in any way without prior written consent. Floor plan is intended to be correct, precise details may vary, furniture shown for illustrative purposes only. Maximum dimensions are given for each room.

