



4 HOPE HOUSE

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.



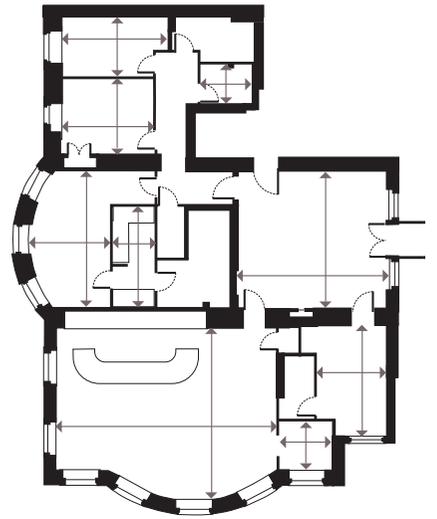
- Dual access via private entrance and communal hallway
- Hexagon limestone tiled floor to entrance hall
- Engineered timber flooring to kitchen, dining and living area
- Soft tone carpet to bedrooms
- Polished marble wall and floor tiling to master en-suite
- Bespoke kitchen by Stephen Graver with quartz 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



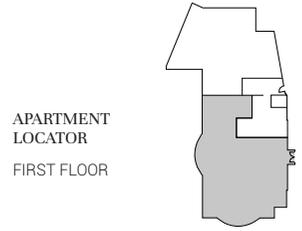
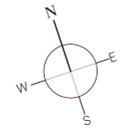
KITCHEN/LIVING/DINING AREA



APARTMENT OUTLOOK



Kitchen/Dining/ 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"





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.

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Aerial view of Hope House



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