



7 HOPE HOUSE

A 2 bedroom penthouse offering prestigious living within a magnificent Grade II listed building set amid 6 acres of parkland located in the Central Bath Conservation area.

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



HOPE HOUSE

LANSDOWN · BATH



STEPHEN GRAVER FITTED KITCHEN

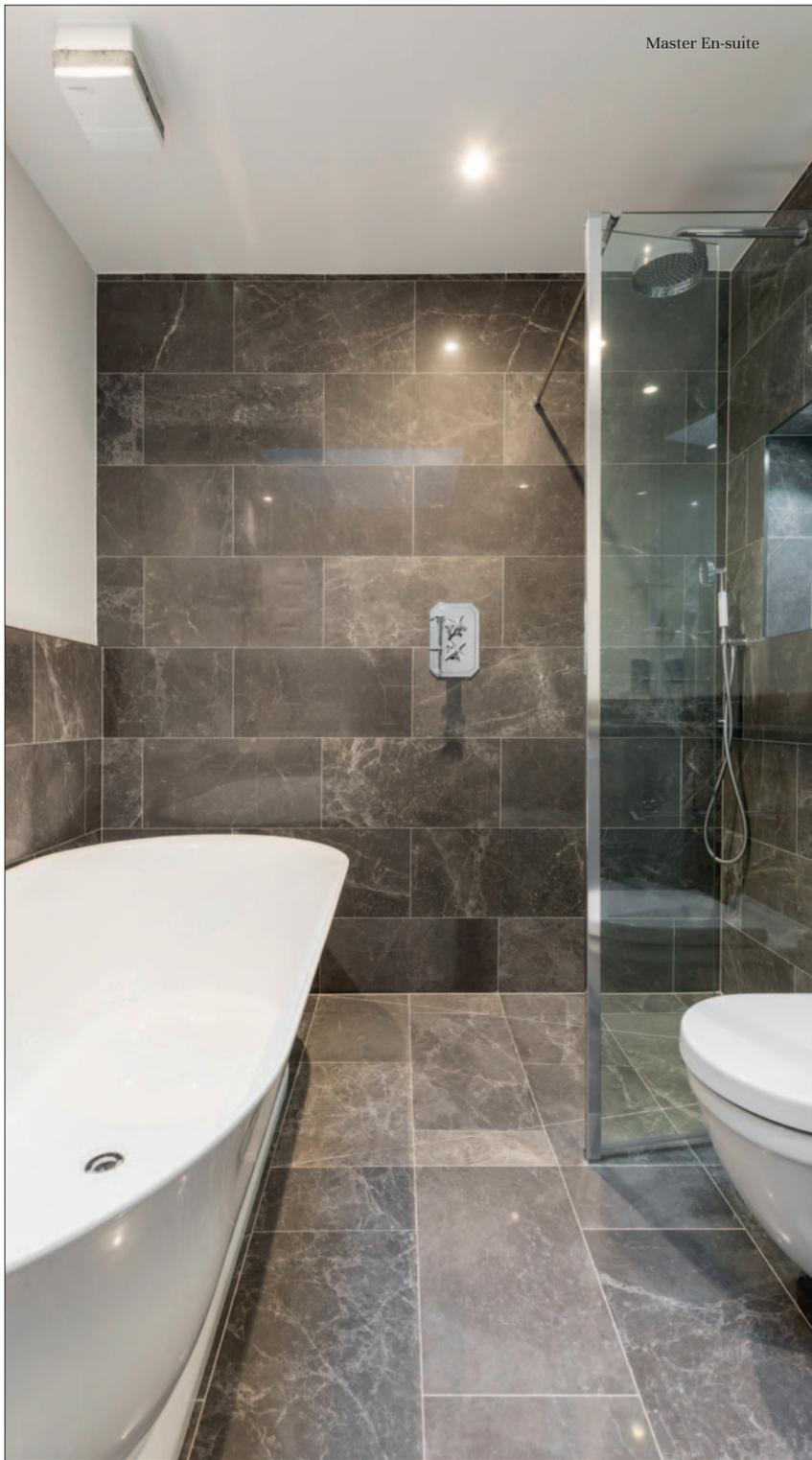
A spectacular 2 double bedroom penthouse occupying the entire third floor of the magnificent Hope House Grade II listed building.

With access via both private lift and second floor entrance lobby, the penthouse is a unique statement in prestigious living with two sun terraces offering fabulous views.

The penthouse has a separate kitchen, living/dining area, study, walk-in utility and two beautifully proportioned double bedrooms – with the master having a generous dressing area and luxuriously appointed en-suite with double sinks, oversized shower and free-standing bath.



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



Master En-suite



Master Bedroom

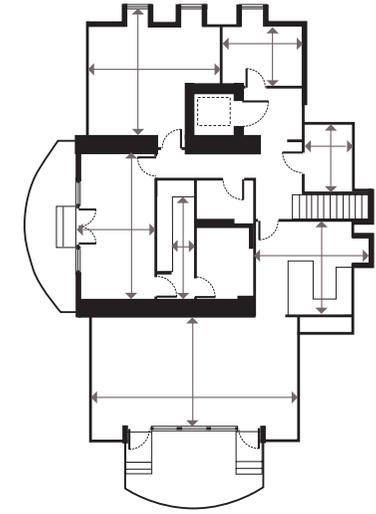


Bedroom 2

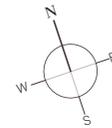
View from Master Bedroom



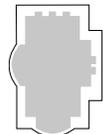
View from Living area terrace



Living/Dining/	8.30m x 4.30m	27'3" x 14'1"
Kitchen	4.50m x 3.70m	14'9" x 12'2"
Utility	2.60m x 1.90m	8'6" x 6'3"
Master Bedroom	5.80m x 2.90m	19'0" x 9'6"
Dressing Area	4.10m x 0.80m	13'5" x 2'7"
Bedroom 2	5.30m x 5.00m	17'5" x 16'5"
Study	3.10m x 2.30m	10'2" x 7'7"



APARTMENT
LOCATOR
THRID 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.

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Aerial view of Hope House



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