



ELITE HOMES

Consultative Estate Agents with Integrity



Gladstone House, Lincoln Circus, The Park, Nottingham  
NG7 1BG



## Overview

This outstanding residence offers a rare combination of space, period character, and exceptional views, all set within the leafy and historic Park Estate.

Elegant, expansive, and immaculately presented throughout, it represents a unique opportunity to acquire a landmark home in one of Nottingham's most prestigious addresses.

Perfectly suited to modern living, it also offers the advantage of low-maintenance convenience - an ideal lock-up-and-leave home for those seeking both refinement and ease.

## Key Features

- Elegant Victorian conversion with elevated views over Lincoln Circus
- Prime position with sweeping outlooks across The Park Estate
- Ideal low maintenance, lock-up and leave residence
- Spacious living extending to 3,171 sq ft
- Grand lounge showcasing original marble fireplace
- Three well-proportioned double bedrooms & Two modern bath/shower rooms
- Private garage plus dedicated off-street parking
- Landscaped private garden with patio, lawn and mature planting

## Description

Elite Homes is pleased to present an exceptional upper-floor apartment within a distinguished Victorian building, originally designed by renowned architect Edwin Lovegood in the 1870s.

Now thoughtfully divided into just two substantial residences, this upper-level home delivers rare scale, character, and panoramic views over one of Nottingham's most prestigious locations, The Park Estate.

This is a home that blends architectural elegance with practical modern living—perfectly suited to those seeking space, light, and heritage charm in equal measure.

## Accommodation

### Inside the Property

Accessed via a private entrance, the home opens into a welcoming hallway, complete with original Minton tiled flooring and a traditional staircase adorned with a decorative stained glass window.

Upstairs, the main landing features wide-plank engineered wood flooring and is filled with natural light, setting the tone for the generous layout beyond.

At the heart of the home, the formal dining room impresses with its soaring ceilings, feature bay window, ornate fireplace, and period cornicing—a dramatic space ideal for entertaining.

The adjacent kitchen-diner blends traditional design with modern function, offering bespoke cabinetry, a Belfast sink, ample workspace, integrated appliances, and a charming fireplace—perfect for everyday family life or hosting dinner guests.

The main lounge is a true showstopper: a beautifully proportioned room with a grand marble fireplace and large bay window framing far-reaching views across the Park. Elegant cornicing and classical proportions reinforce the home's heritage.

A secondary sitting room, peaceful and light-filled, overlooks Lincoln Circus and features a further ornate fireplace, creating a relaxed yet refined atmosphere.

A cloakroom/WC and useful under-stairs storage complete this level.

### Private Living Quarters

On the upper floor, the principal bedroom offers a serene retreat, featuring vaulted ceilings, triple-aspect windows, fitted wardrobes, a striking marble fireplace, and a contemporary en-suite shower room.

Two additional double bedrooms provide generous accommodation for family or guests, while the main bathroom is fitted with a full suite and high-quality finishes.

### External Features

The property includes a private garage and allocated parking space, a rarity in this central location.

To the side, the landscaped garden is a private sanctuary, laid mainly to lawn and bordered by mature shrubs and established planting—ideal for quiet relaxation or alfresco entertaining.

### Council Tax Band G | EPC Rating D

\*\*\* Please note that Elite Homes has staged this property with furniture to demonstrate the space within the rooms. \*\*\*

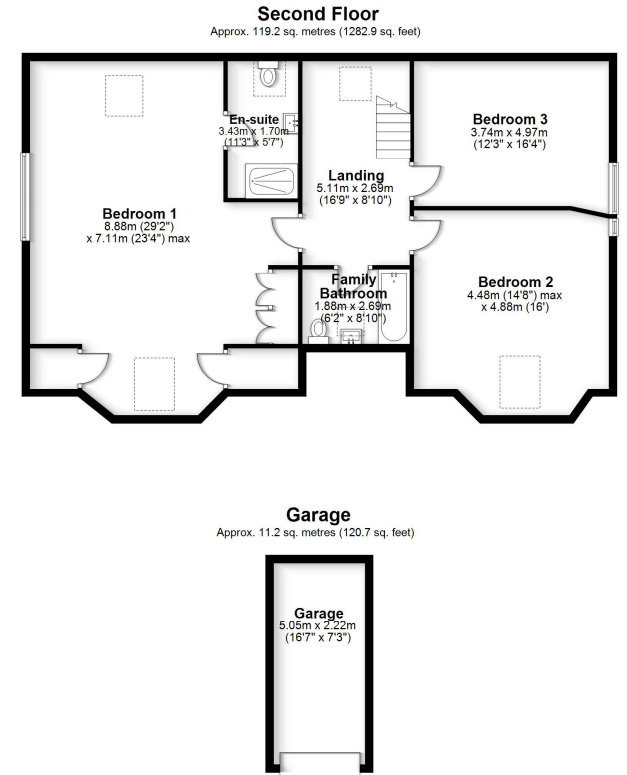
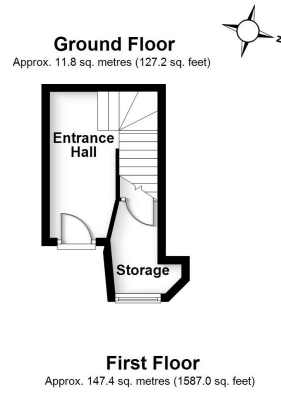








Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 289.6 sq. metres (3117.7 sq. feet)

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