



**APARTMENTS 1 & 2**  
20 West Park, Harrogate

**Carter Jonas**

## **APARTMENTS 1 & 2, 20 WEST PARK, HARROGATE, HG1 1BJ**

### **APARTMENT 1**

Entrance hall · Double doors leading into the exceptional open plan living/dining and kitchen space with west facing balcony · Utility room · Cloakroom Principal bedroom with vaulted ceiling, exposed beams, walk in wardrobe and en suite shower room Bedroom two with vaulted ceiling, exposed beams, walk in wardrobe and en suite shower room · Staircase to home office with glazed doors providing access to the unique roof garden with retractable roof and open entertaining kitchen

### **APARTMENT 2**

Spacious reception hall · Vaulted open plan living/ dining kitchen with contemporary library ladder leading to a useful mezzanine level with flexibility as to its use · Large double bedroom with walk in wardrobe Contemporary shower room · Direct access to the unique roof garden

### **THE PROPERTY**

An exceptional and truly unique opportunity to own one of Harrogate's most striking residential spaces. Overlooking the famous Stray, this New York loft style apartment delivers an atmosphere and scale rarely found in the town and offers remarkable versatility. Currently arranged as two independent self contained apartments, the property provides outstanding flexibility for multi generational living, visiting family, a high end rental opportunity, or a seamless reconversion back into one expansive luxury home.

**A RARE AND UNIQUE NEW YORK LOFT STYLE HOME OFFERING VERSATILE LIVING ARRANGEMENTS IN THE FORM OF TWO SEPARATE APARTMENTS OR ONE LARGE APARTMENT IN EXCESS OF 3,350 SQFT, WITH STRAYSIDE BALCONY AND SUPERB ROOF GARDEN WITH REMOTE CONTROLLED RETRACTABLE ROOF AND ENTERTAINING KITCHEN.**



Behind this classic West Park façade lies a dramatic, design led interior inspired by Manhattan loft living. Exposed architectural details, generous open plan spaces and large windows combine to create a home that feels creative, stylish, industrial in parts and effortlessly modern. Both apartments are designed to an incredible standard meaning the property can be lived in exactly as it is or reconfigured into one outstanding four bedroom home with multiple living and entertaining areas.

The highlight, in addition to the location, is undoubtedly the private roof garden. With a retractable roof system and bespoke outdoor entertaining kitchen, it's an exceptional space for year round hosting, relaxation or simply soaking up the sunshine. The open plan living space provides areas for cooking, relaxing, dining and entertaining with the benefit of floor to ceiling triple glazed doors leading out to the west facing balcony overlooking the expanse of The Stray and being amongst the buzz from the mixture of popular bars, café's and restaurants on West Park itself.

The building is entered via a subtle but spacious entrance hall with storage, an industrial staircase leads up to the first floor landing and the entrance to apartment one which briefly comprises an entrance hall with double doors leading to the exceptional open plan living/dining and kitchen space with west facing balcony and a slight level change up to the cloakroom and the two large double bedroom suites which both have vaulted ceilings with exposed beams, large walk in wardrobe facilities and luxurious en suite shower rooms.





Another industrial staircase leads up to a home office with an impressive glass floor and glazed doors leading to the unique roof garden complete with automatic retractable roof, audio visual facilities, outside heating and a spacious open entertaining kitchen. There is a lockable, hidden door which leads into the entrance hall of apartment two providing access if the property was used as one dwelling.

Apartment two is entered via a spacious hall with storage cupboards, a beautiful vaulted open plan living/dining kitchen with contemporary library ladder leading to a very useful third floor mezzanine level with skylight windows which could be used as an office, a cozy snug area, and occasional bedroom or simply as vast storage. There is a large double bedroom with walk in wardrobe and a generous contemporary shower room.

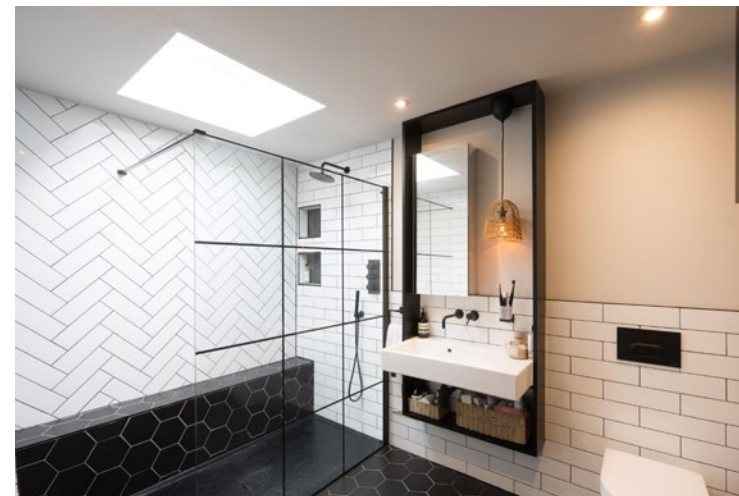
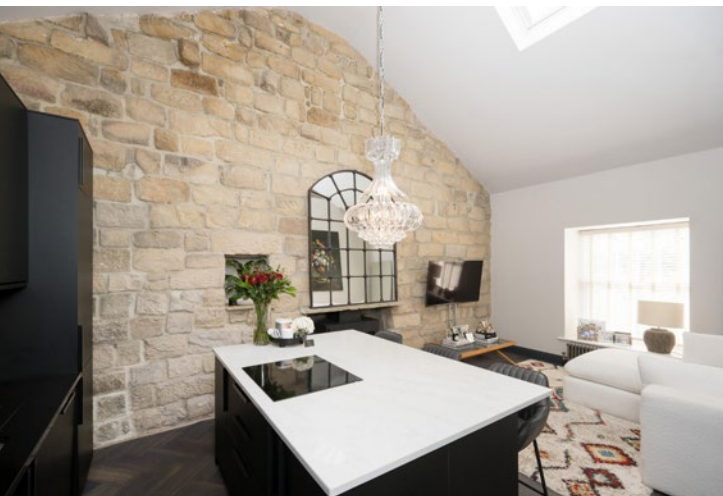
Whether you're seeking a statement home, an income producing asset, or a combination of the two, this stunning property offers a rare chance to secure something truly different in central Harrogate.

## ADDITIONAL INFORMATION

**Tenure:** The apartments will be granted a brand new lease on completion.

**Viewings:** Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

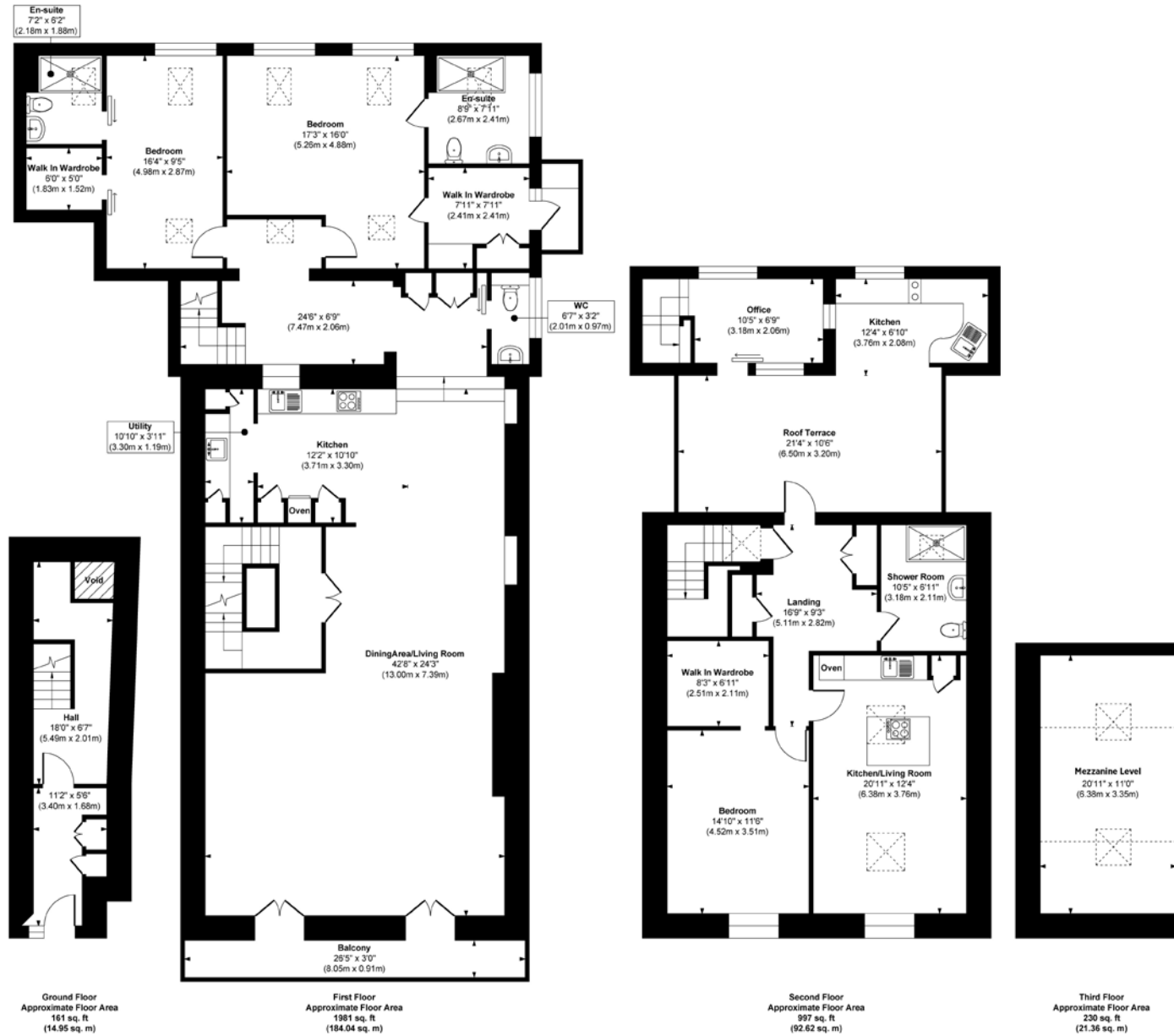




## KEY FEATURES

- Stunning New York loft style layout with impressive ceiling heights and industrial inspired character
- Two independent apartments offering versatility, income potential or multigenerational living
- West facing balcony overlooking The Stray
- Spectacular private roof garden with retractable roof, ideal for all season entertaining
- Roof garden kitchen perfectly designed for gatherings, dining and relaxation
- Three bedrooms and three bathrooms across the overall layout - could be four bedrooms if used as one dwelling
- Dedicated home office - ideal for hybrid working
- Positioned opposite The Stray with open views and superb natural light
- A genuinely rare lifestyle property in one of Harrogate's most iconic locations





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	80	80
EU Directive 2002/91/EC		

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(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	71	74
EU Directive 2002/91/EC		

**Approx. Gross Internal Floor Area 3369 sq. ft / 312.97 sq. m**  
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