

# Park Crescent

Roundhay | Leeds

# Introducing 3 Park Crescent

3 Park Crescent offers unrivalled apartment living in a quiet yet convenient setting, close to Street Lane in the enviable location of Roundhay, North Leeds.

The development has been meticulously designed and created within the envelope of a Victorian Mansion, extended to the rear creating distinctive and flexible living spaces. Whilst the development is ultra-modern, it combines the old with the new in seamless style.

Consisting of a stylish duplex set within the original Mansion, two-three bedroomed apartments both with private lift access and two-two bedroomed apartments. These apartments have a south facing aspect and feature bi-fold doors which bathe the living areas in natural light.

Extensive use of ceramics and natural materials along with quality fixtures and fittings have been utilised to create sumptuous yet sophisticated backdrops for your personal home furnishings.

Designer Kitchens and luxury bathrooms provide a glamorous ambiance perfect for entertaining and relaxing. Innovative decor and a boutique hotel style communal entrance will make coming home an experience to savour.







## Property Features

- 2 and 3 bedroom suites
- Lateral and duplex layouts
- Generous ceiling heights
- Luxury bathrooms & en-suites
- Climate control
- Lift access
- Private terraces (The Terrace and Mansion apartments only)
- Secure parking with electric gated entrance



# Park Crescent

“ providing a glamorous  
ambiance  
perfect for  
entertaining  
and relaxing ”



# Park Crescent





“meticulously designed to create the perfect functional living space”



# Park Crescent

“ using only the highest quality materials, fixtures, fittings and interior decor ”

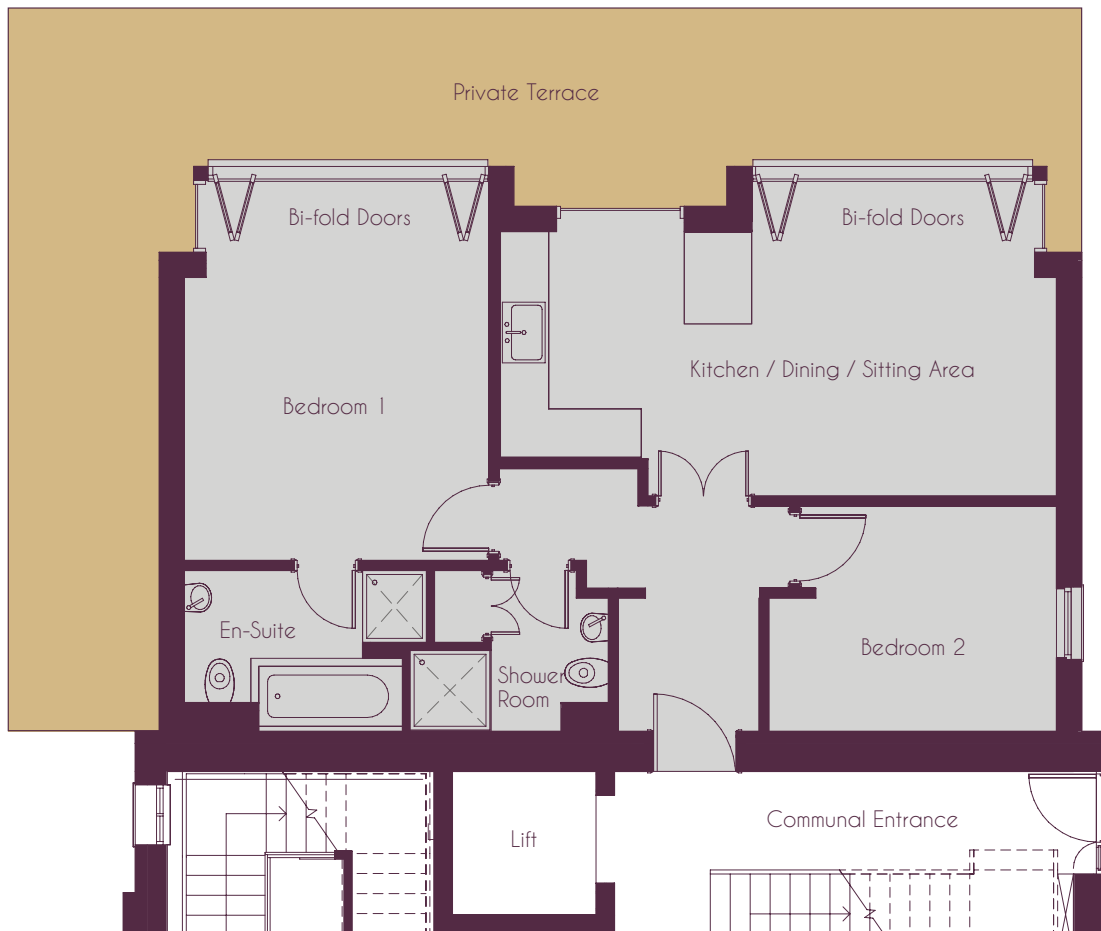


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3 Park Crescent is an unrivalled development which has been skilfully and sympathetically converted to create stunning apartments that successfully combine character features with contemporary style.





### Accommodation

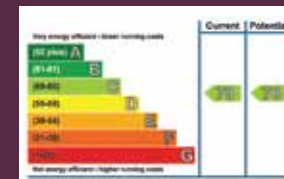
- 72sqm/775sqft
- Kitchen / dining / sitting area
- Bedroom 1 with en-suite bathroom
- Bedroom 2
- Shower room
- Secure parking with electric gated entrance
- South facing private terrace

With the significant added benefit of a private full width south facing terrace, as the name suggests, The Terrace Apartment offers a well-planned internal space with two double bedrooms having a high specification house shower room in addition to a luxury en-suite bathroom to the main bedroom. The contemporary open plan living space incorporates a lavishly equipped kitchen opening to a sitting/dining area with bi-folding doors opening directly onto the south facing private terrace.

	Metric	Imperial
Kitchen / Dining / Sitting area	7.01 x 3.86	23'0" x 12'8"
Bedroom 1	4.75 x 3.66	15'7" x 12'5"
Bedroom 2	3.58 x 2.69	11'9" x 8'10"

#### Important note:

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. All measurements are approximate and are supplied for guidance only.





### Accommodation

- 162sqm/1740sqft
- Dining hall with cloaks/WC off
- Elegant sitting room
- Breakfast kitchen
- Bedroom 1 with dressing area and en-suite bathroom
- Bedrooms 2 & 3 with en-suite
- Private entrance and terraces
- Secure parking with electric gated entrance

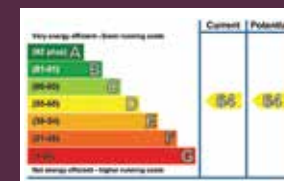


This elegant three bedroom luxury duplex apartment arranged over the upper and lower ground floor offers particularly elegant accommodation reflecting the style of the original building. The property is arranged around a central dining hall with a wonderful stylish sitting room, well appointed breakfast kitchen as well as three double bedroom suites as one would expect with an apartment of this calibre. The Mansion apartment incorporates high ceilings creating an immediate feeling of space. The bedrooms are on two floors providing flexibility with the master suite incorporating a dressing area and en-suite bathroom.

	Metric	Imperial
Dining Hall	4.79 x 4.17	15'4" x 9'4"
Kitchen	4.75 x 3.66	15'7" x 12'5"
Sitting Room	3.58 x 2.69	14'8" x 15'0"
Bedroom 1	5.99 x 6.10	19'8" x 20"
Bedroom 2	4.50 x 4.57	14'8" x 15'0"
Bedroom 3	4.57 x 4.01	15'0" x 13'2"

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### Accommodation

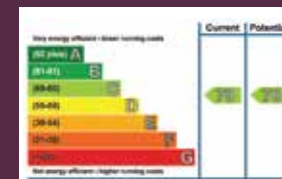
- 170sqm/1830 sqft
- Private lift access
- Reception hall with cloakroom/WC off
- Kitchen / Dining / Sitting area
- Bedroom 1 with dressing area and en-suite bathroom
- Bedroom 2 with en-suite bathroom
- Bedroom 3 with en-suite shower room
- Secure parking with electric gated entrance
- South facing living areas

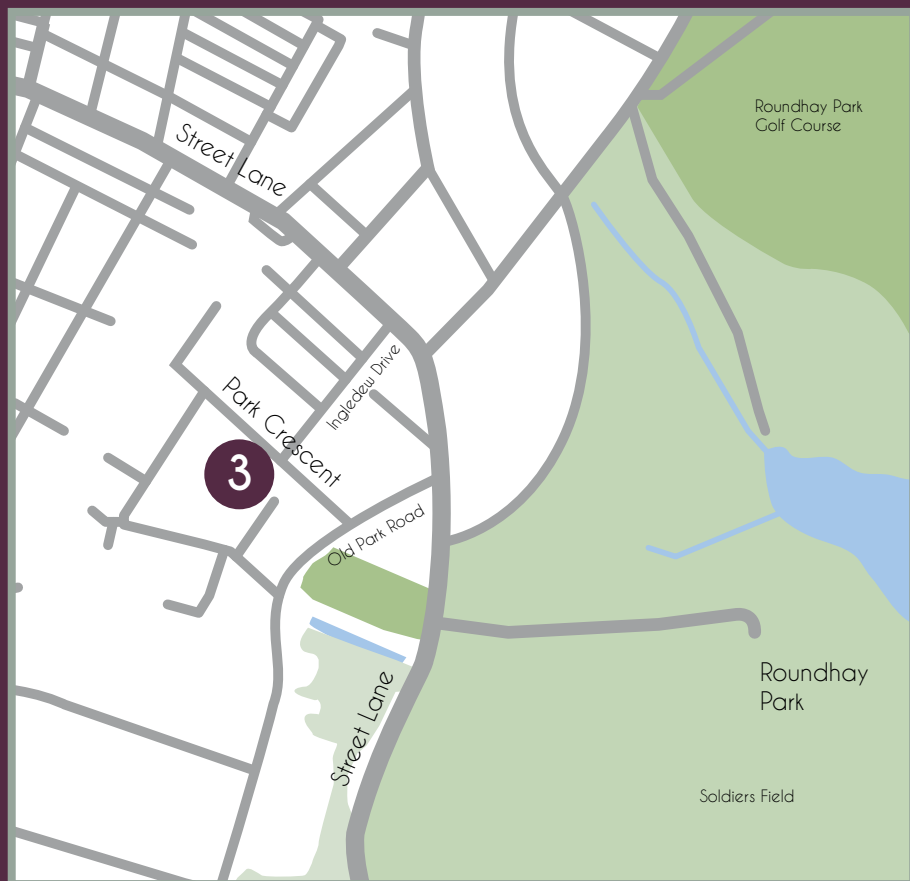
An extensive split level apartment covering the first floor of the building served by a private lift. A formal reception hall opens into the living accommodation, where there is a well proportioned sitting room and dining area that combines with a high specification kitchen, featuring bi-folding doors to Juliet balconies which bathe the living areas in light. There are three double bedrooms which have en-suite facilities with the master bedroom also having an extensive dressing area.

	Metric	Imperial
Kitchen / Dining / Sitting area	7.01x3.86	23'0"x12'8"
Sitting Room	6.71x3.96	22'x13'
Bedroom 1	7.24x4.62	23'9"x15'2"
Bedroom 2	4.62x3.20	15'2"x10'6"
Bedroom 3	5.84x3.05	19'2"x10'

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## Location

3 Park Crescent is within walking distance of Street Lane and Roundhay Park - the much sought after area of North Leeds. In this location, you are spoilt for choice with excellent local amenities such as cafes, bars, designer boutiques and restaurants.

There is an array of excellent Golf Courses in the local area such as Roundhay, Sandmoor and Alwoodley.

## Viewing Arrangements

Call to make an appointment on **0113 203 4939**  
or visit us at: 2 Shadwell Lane, Moortown, Leeds, West Yorkshire LS17 6DR

## Directions

3 Park Crescent, Roundhay, Leeds LS8 1DH

**[3parkcrescent.com](http://3parkcrescent.com)**

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