



BOTANICAL
HOUSE



BOTANICAL HOUSE

Sheffield's finest apartments in an unrivalled location
overlooking the Botanical Gardens.







BOTANICAL HOUSE

Botanical House is a landmark development of 11 bespoke apartments,
which are finished to the very highest standards.

With a choice of 1, 2 & 3 bedroom conversions and new build designs that
are all accessed from a glazed central atrium; all apartments benefit from an exceptional
specification throughout and private parking.

It is the new signature address in the heart of S10.





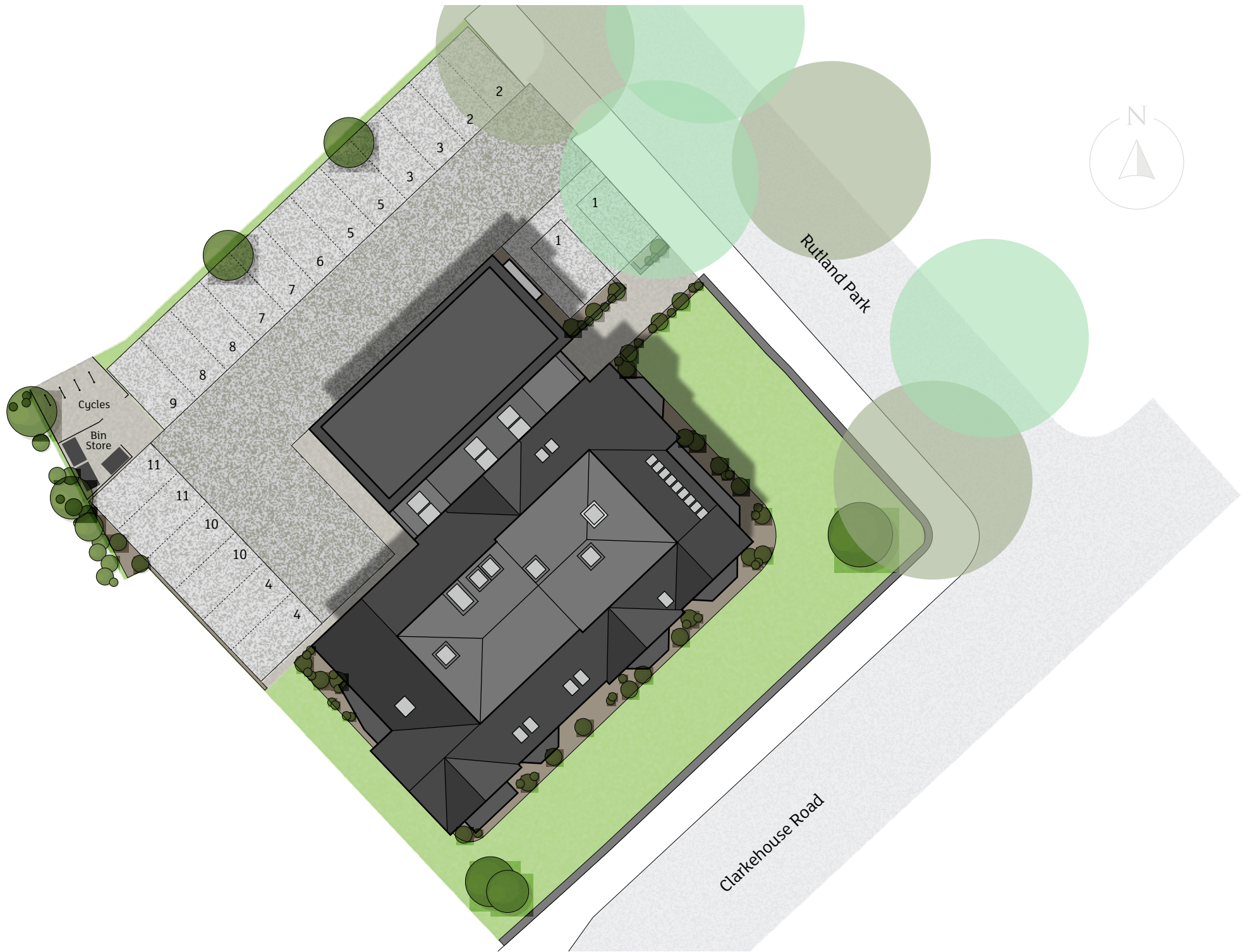


SITE PLAN

BOTANICAL HOUSE ∞ SHEFFIELD S10 2PB

Beautifully landscaped communal grounds secured with automatic entry systems,
CCTV and generous on-site parking.







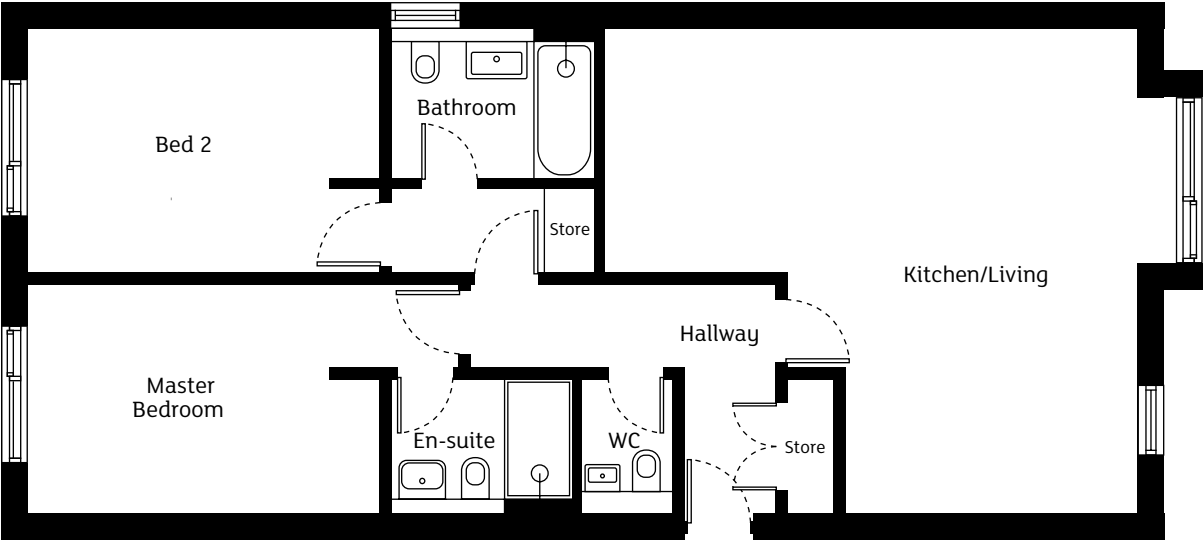
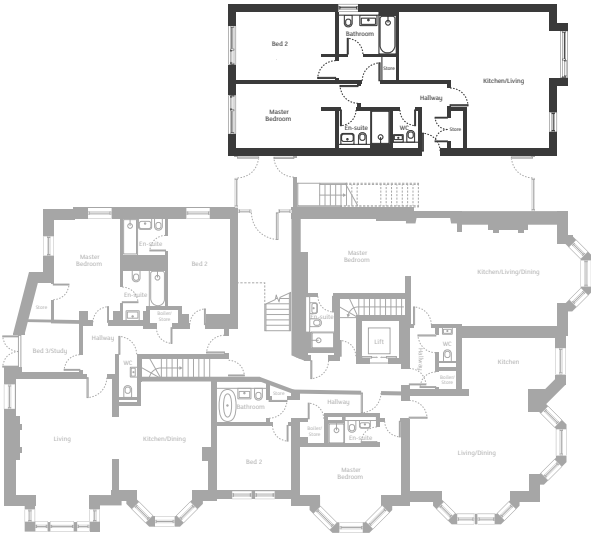
APARTMENT ONE

GROUND FLOOR

TWO BEDROOM APARTMENT WITH EN-SUITE



Kitchen/Living	7.11m (max) x 6.40m (max)
	23'4" (max) x 21'0" (max)
Master Bedroom	4.69m (min) x 3.02m
	15'5" (min) x 9'11"
En-suite	2.40m x 1.80m (max)
	7'11" x 5'11" (max)
Bedroom 2	4.69m x 3.22m
	15'5" x 10'7"
Bathroom	2.67m x 2.00m
	8'9" x 6'7"





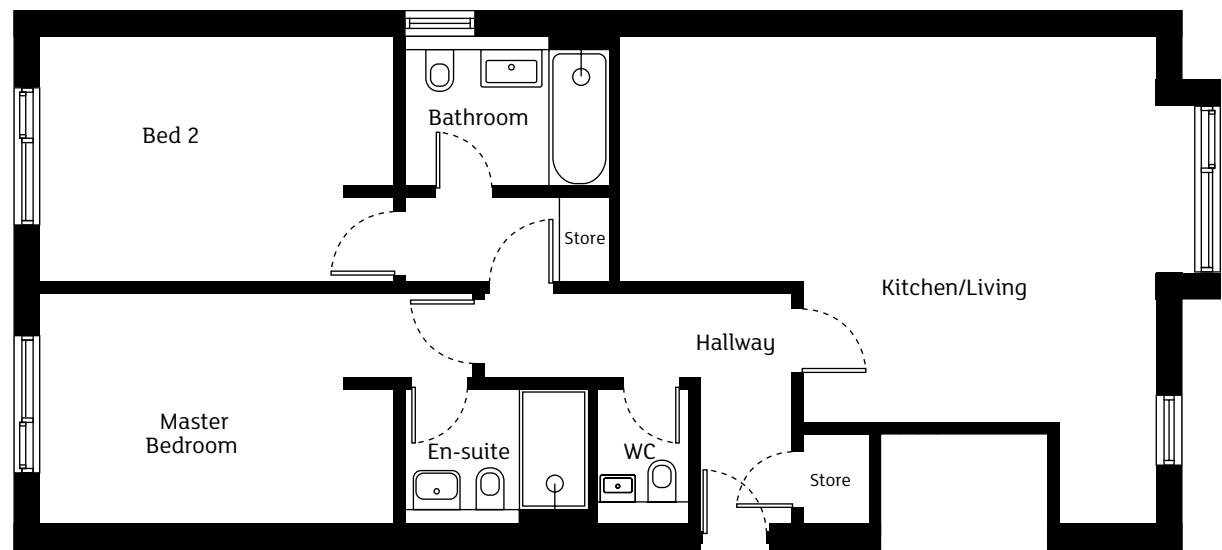
APARTMENT TWO

FIRST FLOOR

TWO BEDROOM APARTMENT WITH EN-SUITE



Kitchen/Living	7.11m (max) x 6.40m (max)
	23'4" (max) x 21'0" (max)
Master Bedroom	4.69m (min) x 3.02m
	15'5" (min) x 9'11"
En-suite	2.40m x 1.80m (max)
	7'11" x 5'11" (max)
Bedroom 2	4.69m x 3.22m
	15'5" x 10'7"
Bathroom	2.67m x 2.00m
	8'9" x 6'7"





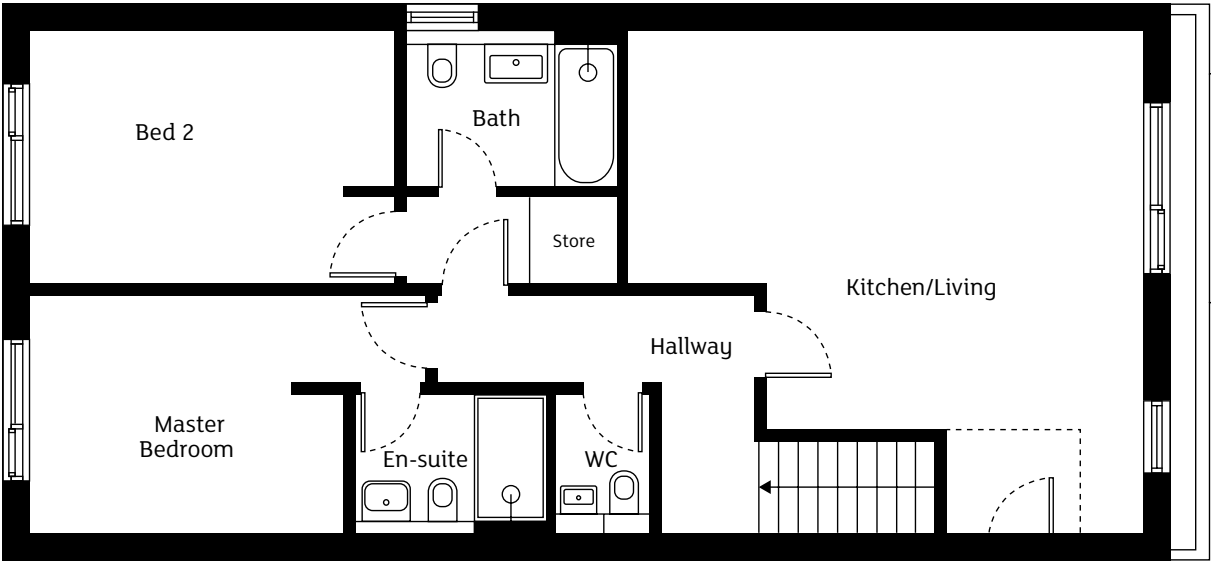
APARTMENT THREE

SECOND FLOOR

TWO BEDROOM APARTMENT WITH EN-SUITE



Kitchen/Living	6.62m (max) x 6.55m (max)
	21'9" (max) x 21'6" (max)
Master Bedroom	4.05m (min) x 3.03m
	13'3" (min) x 9'11"
En-suite	2.40m x 1.80m (max)
	7'11" x 5'11" (max)
Bedroom 2	4.70m x 3.23m
	15'5" x 10'7"
Bathroom	2.67m x 2.0m
	8'9" x 6'7"





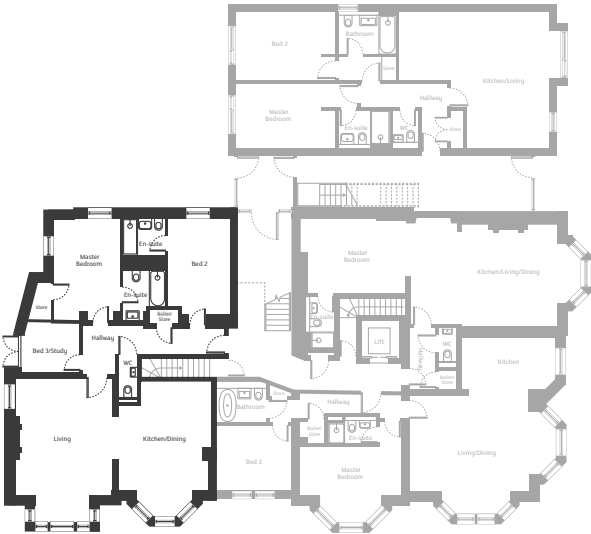
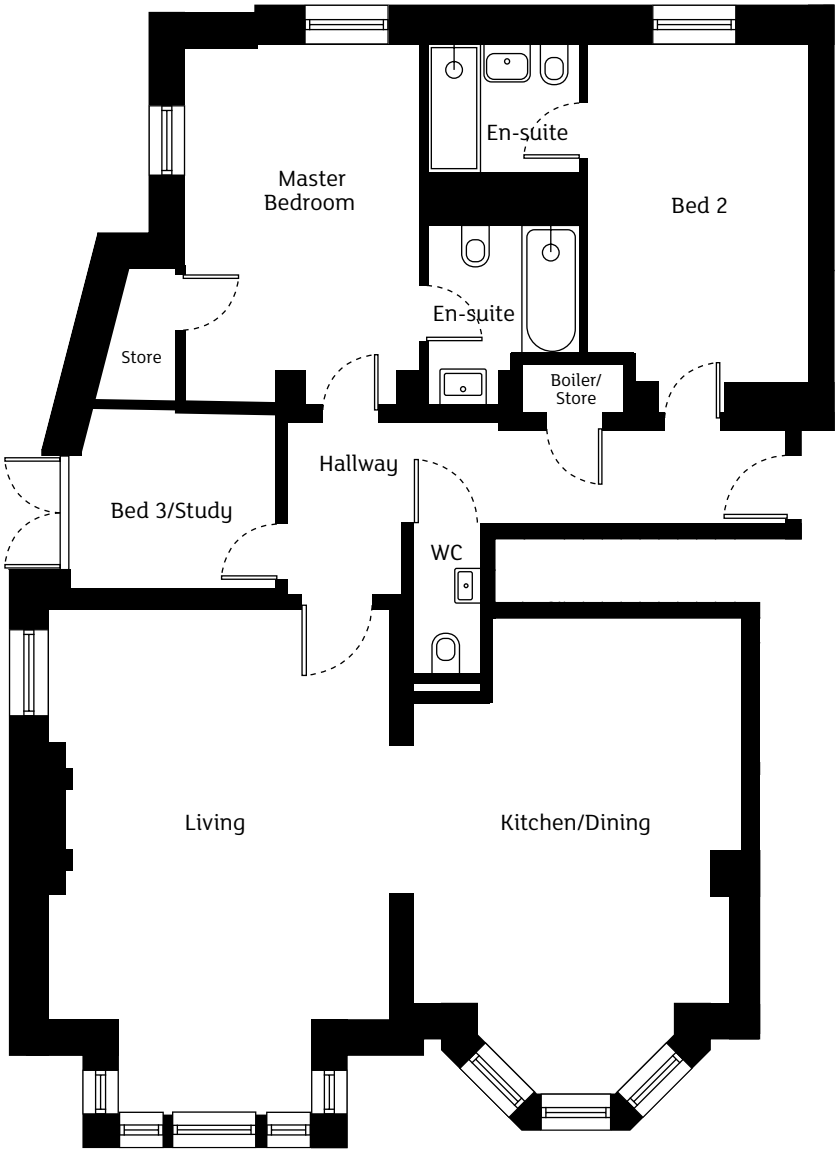
APARTMENT FOUR

GROUND FLOOR

THREE BEDROOM APARTMENT WITH TWO EN-SUITES



Kitchen/Dining	4.17m (max) x 6.31m (max)
	13'8" (max) x 20'8" (max)
Living	4.59m x 6.71m (max)
	15'1" x 22'0" (max)
Master Bedroom	3.11m x 4.74m
	10'2" x 15'7"
En-suite	2.00m x 2.68m
	6'7" x 8'10"
Bedroom 2	2.95m x 4.51m (max)
	9'8" x 14'10" (max)
En-suite 2	2.00m x 1.70m
	6'7" x 5'7"
Bedroom 3/Study	2.74m x 2.32m
	9'0" x 7'7"





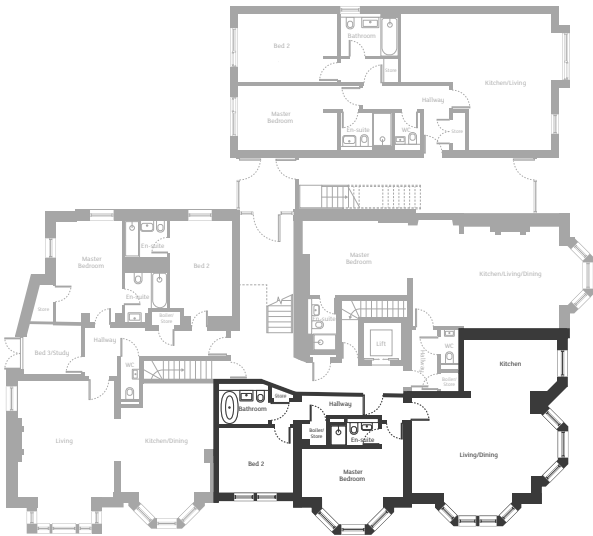
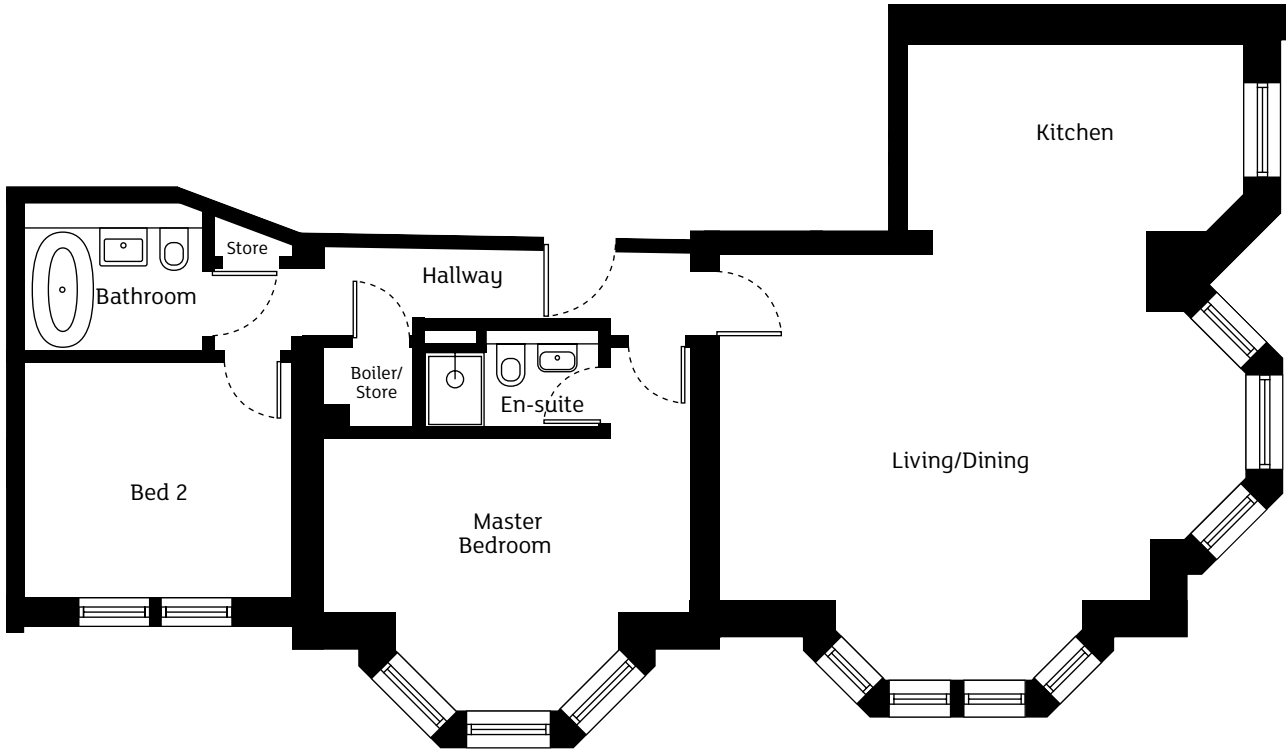
APARTMENT FIVE

GROUND FLOOR

TWO BEDROOM APARTMENT WITH EN-SUITE



Kitchen	4.35m (max) x 2.45m (max)
	14'3" (max) x 8'0" (max)
Living/Dining	6.85m (max) x 4.52m (min)
	22'6" (max) x 14'10" (min)
Master Bedroom	4.77m x 3.45m (max)
	15'8" x 11'4" (max)
En-suite	2.30m x 1.30m
	7'7" x 4'3"
Bedroom 2	3.45m x 3.08m
	11'4" x 10'1"
Bathroom	2.27m x 1.91m
	7'5" x 6'3"





APARTMENT SIX

GROUND FLOOR

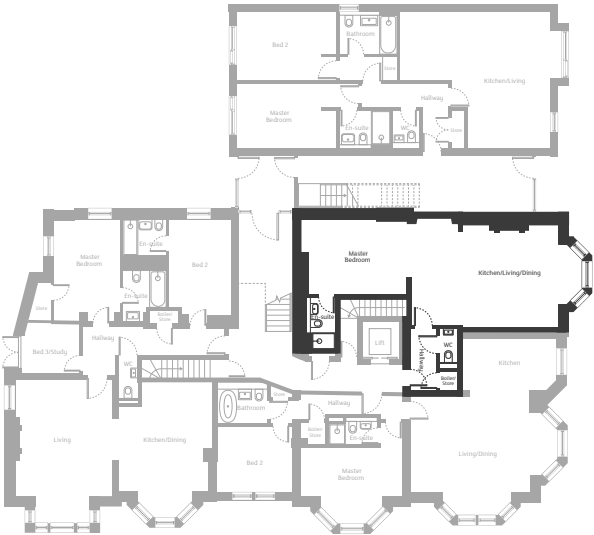
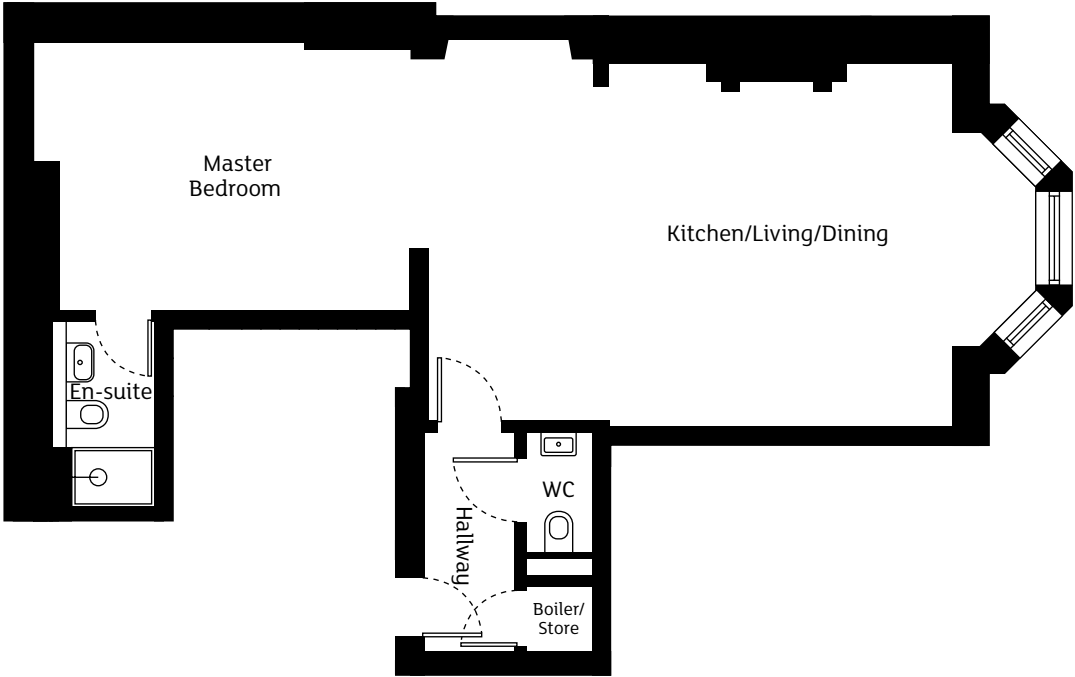
ONE BEDROOM STUDIO APARTMENT WITH EN-SUITE



Kitchen/Living/Dining 7.96m (max) x 4.77m (max)
 26'1" (max) x 15'8" (max)

Master Bedroom 4.60m x 3.52m
 15'1" x 11'7"

En-suite 1.35m x 2.45m
 4'5" x 8'1"





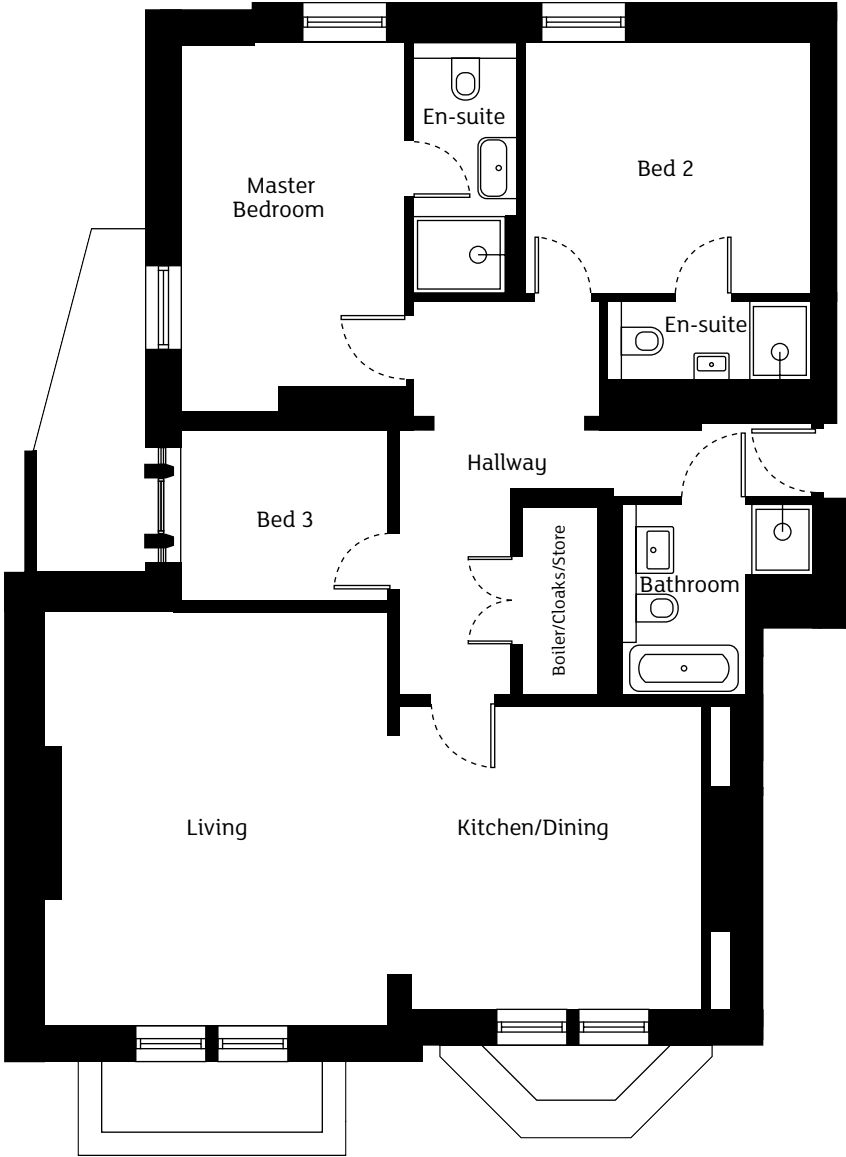
APARTMENT SEVEN

FIRST FLOOR

THREE BEDROOM APARTMENT WITH TWO EN-SUITES



Kitchen/Dining	3.96m x 3.92m
	13'0" x 12'10"
Living	4.49m x 5.48m
	14'9" x 18'0"
Master Bedroom	2.95m x 4.85m
	9'8" x 15'11"
En-suite 1	1.35m x 3.27m
	4'5" x 10'9"
Bedroom 2	3.76m x 3.27m
	12'4" x 10'9"
En-suite 2	2.68m x 1.07m
	8'10" x 3'6"
Bedroom 3	2.75m x 2.25m
	9'0" x 7'5"
Bathroom	2.49m (max) x 2.50m
	8'2" (max) x 8'2"





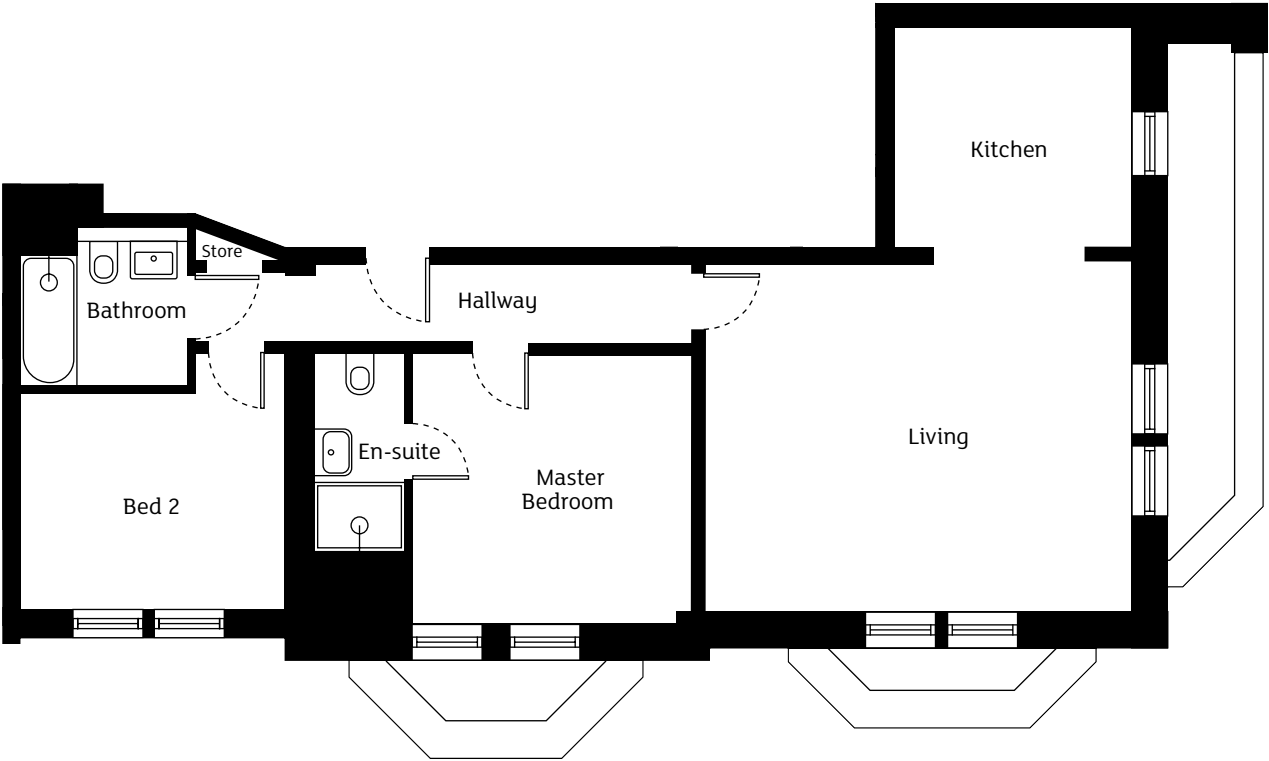
APARTMENT EIGHT

FIRST FLOOR

TWO BEDROOM APARTMENT WITH EN-SUITE



Kitchen	3.07m x 2.91m 10'1" x 9'7"
Living	5.61m x 4.48m 18'5" x 14'8"
Master Bedroom	3.64m x 3.56m 11'11" x 11'8"
En-suite	1.20m x 2.60m 3'11" x 8'6"
Bedroom 2	3.46m x 2.84m (min) 11'4" x 9'4" (min)
Bathroom	2.18m x 2.07m 7'2" x 6'10"





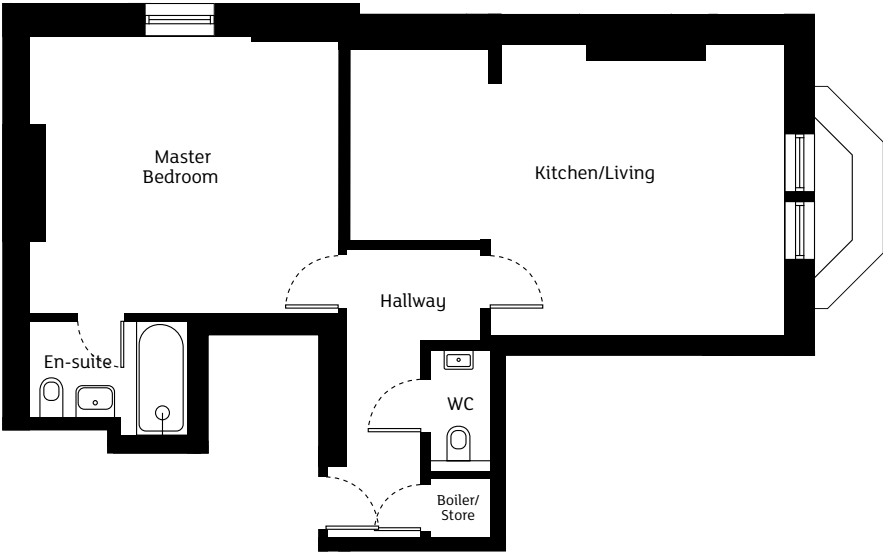
APARTMENT NINE

FIRST FLOOR

ONE BEDROOM APARTMENT WITH EN-SUITE



Kitchen/Living	6.91m (max) x 4.74m (max)
	22'8" (max) x 15'7" (max)
Master Bedroom	4.93m x 4.43m
	16'2" x 14'6"
En-suite	2.49 (max) x 1.89m (max)
	8'2" x 6'2"





APARTMENT TEN

SECOND FLOOR

THREE BEDROOM APARTMENT WITH MEZZANINE LEVEL, EN-SUITE AND DRESSING ROOM



Kitchen/Dining	4.36m x 3.91m
	14'4" x 12'10"
Living	4.57m x 5.47m
	15'0" x 17'11"
Master Bedroom	4.66m x 4.89m
	15'4" x 16'5"
En-suite	3.46m x 2.63m (max)
	11'4" x 8'8" (max)
Dressing Room	3.47m (max) x 1.91m (max)
	11'5" (max) x 6'3" (max)
Bedroom 2	3.49m x 5.10m
	11'5" x 16'9"
Bedroom 3/Study	2.78m x 2.20m
	9'1" x 7'3"
Bathroom	2.30m x 2.40m
	7'7" x 7'11"
Mezzanine Level	3.23m x 3.50m
	10'7" x 11'6"





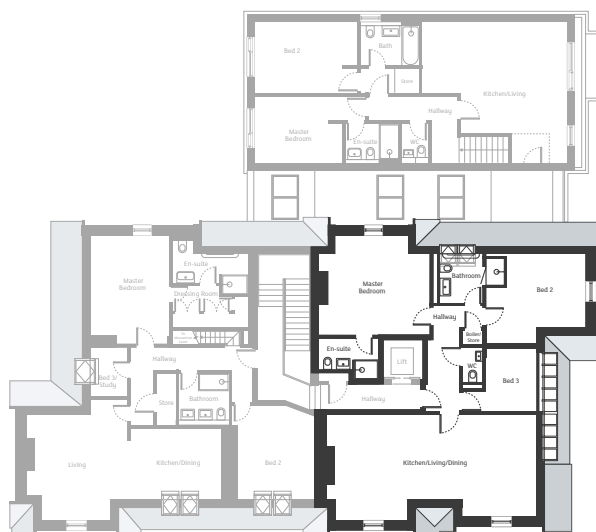
APARTMENT ELEVEN

SECOND FLOOR

THREE BEDROOM APARTMENT WITH EN-SUITE



Kitchen/Living/Dining	10.13m x 4.83m (max)
	33'3" x 15'10"
Master Bedroom	5.06m (max) x 4.52m (max)
	16'7" (max) x 14'10" (max)
En-suite	2.71m x 1.86m (max)
	8'11" x 6'1" (max)
Bedroom 2	4.48m x 4.92m
	14'8" x 16'2"
Bedroom 3	3.22m x 2.91m
	10'7" x 9'7"
Bathroom	2.21m (min) x 2.87m
	7'3" (min) x 9'5"



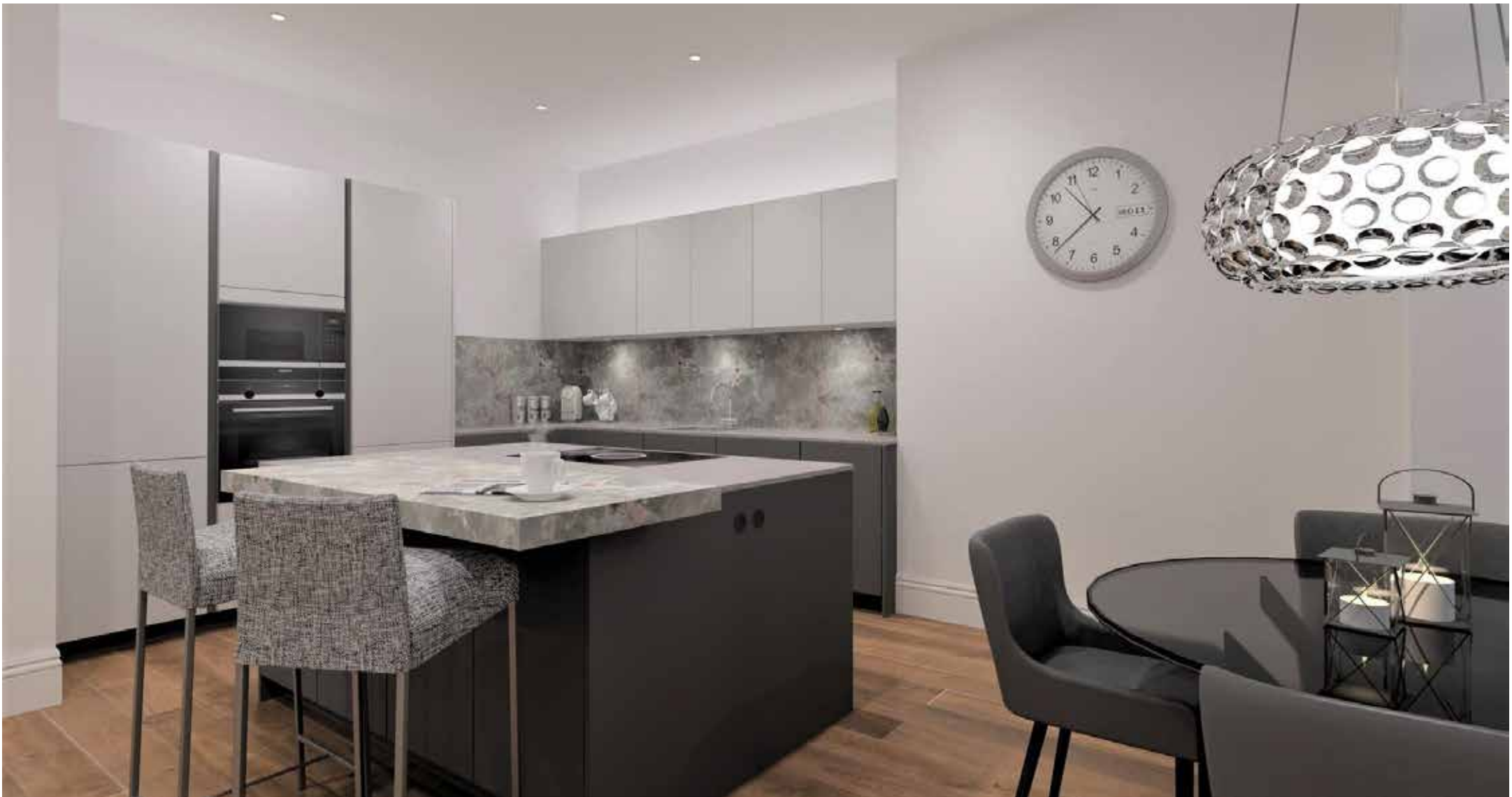


SPECIFICATION

Impeccable attention to detail is what truly sets Botanical House apart.
The quality of specification from the world's leading brands make every apartment perfect – inside and out.

Botanical House is set in beautiful landscaped grounds, which are secured by CCTV and automatic entry systems to all gates. Apartments also feature video entry systems on all front doors.





Luxury bespoke kitchens by:

SieMatic®

Work surfaces from a range by:

 **SILESTONE®**

Kitchen appliances by:

SIEMENS

Bathrooms by:

C.P. HART

Specialist integrated hobs by:

 **BORA**

Bespoke timber sash windows by:

 **Bereco**

A choice of flooring by:

 **Karndean**
Designflooring

Kitchen designs and bespoke furniture by:

 my fathers heart



AN UNRIVALLED LOCATION

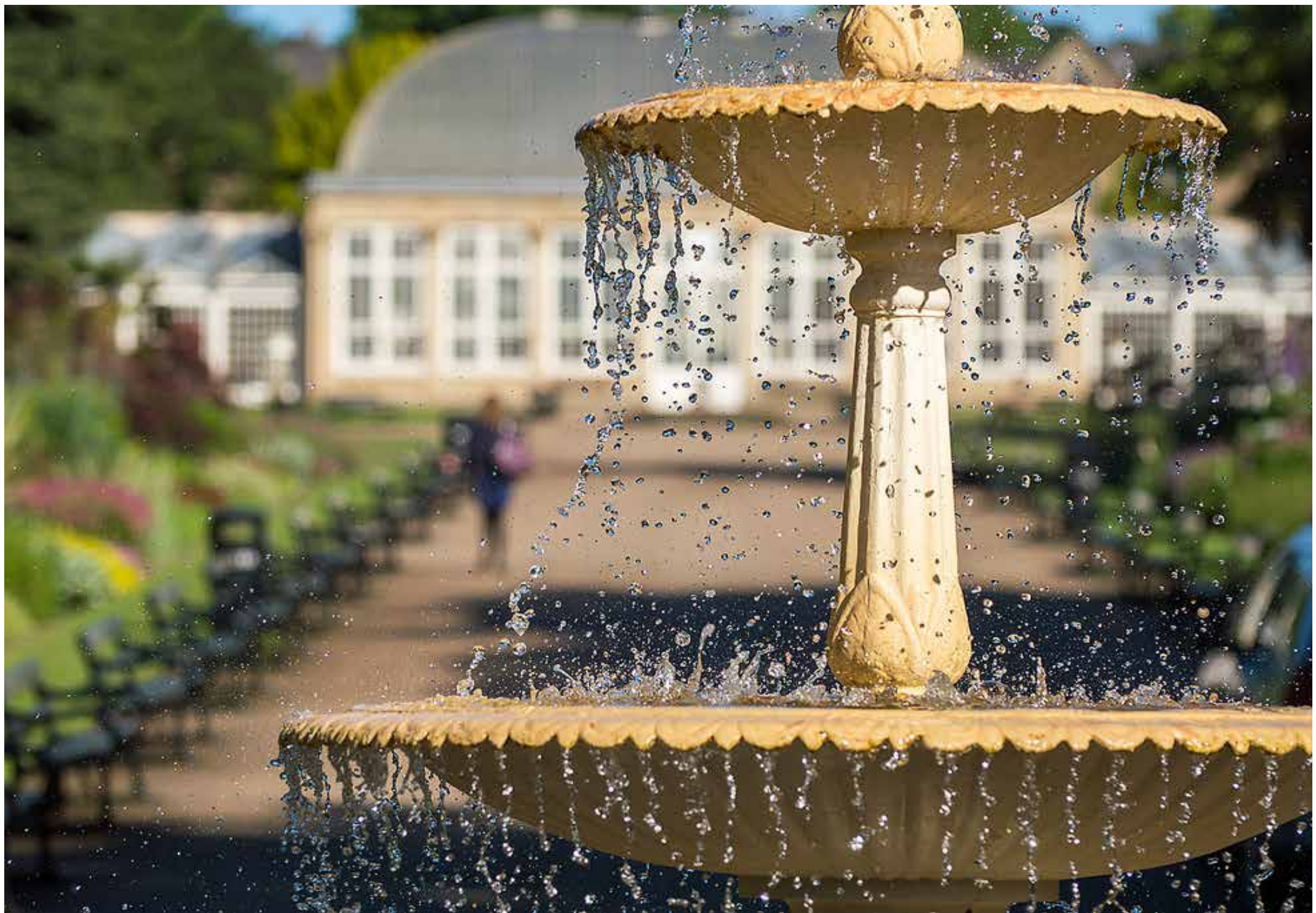
Botanical House is found in the heart of S10 - Sheffield's most exclusive address.
So many of the city's iconic destinations, landmarks and amenities are all within a short walk.

The University of Sheffield ∞ Royal Hallamshire Hospital ∞ Sheffield Children's Hospital ∞ The City Centre
Ecclesall Road ∞ Endcliffe Park ∞ Sheffield Girls School ∞ Westbourne School ∞ Birkdale School

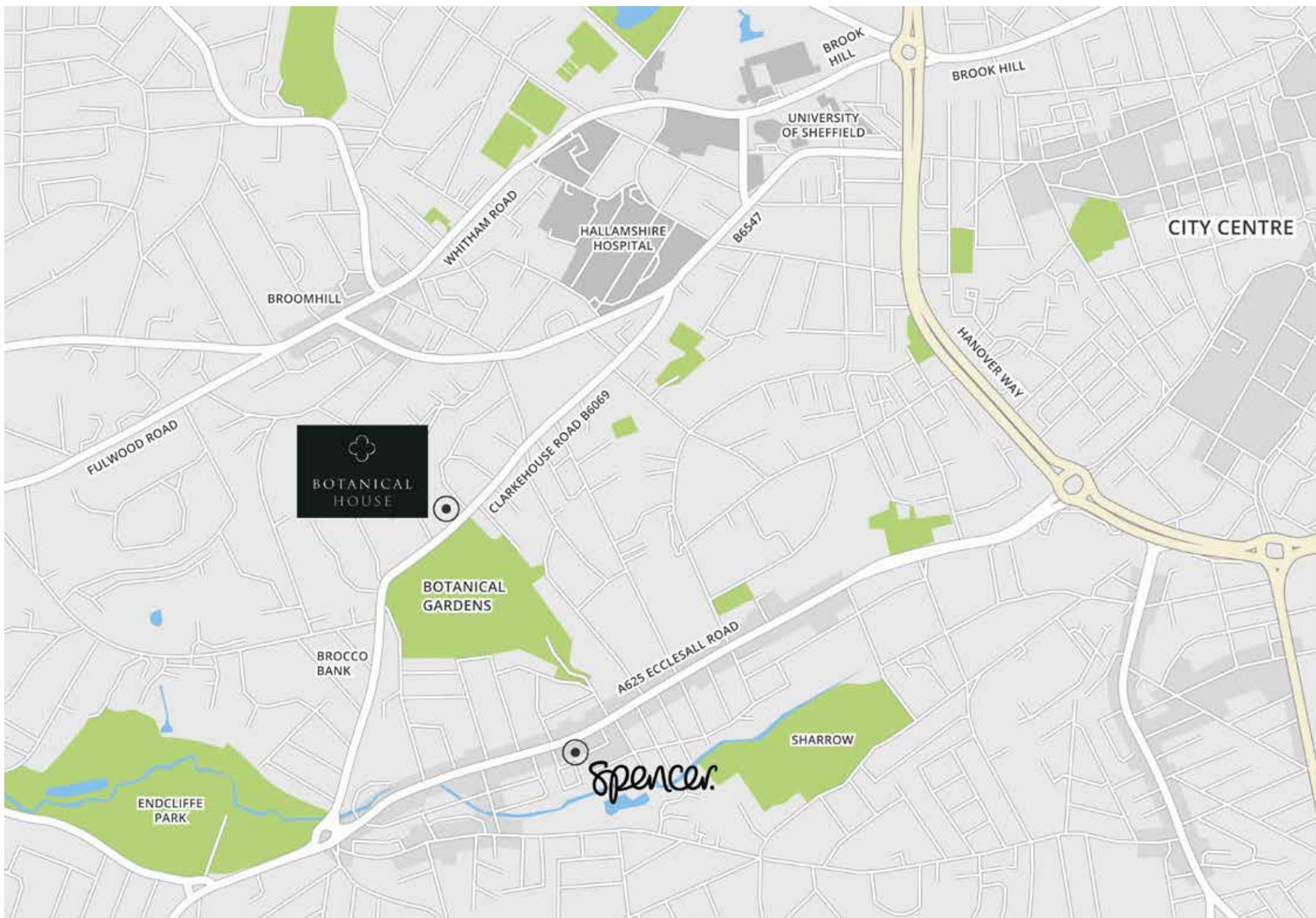
The undoubted charm of the development is having the Botanical Gardens directly opposite. They were opened in 1836 and are listed by English Heritage as a Grade II site of special historic and architectural interest.

Entry to the gardens is free. The view from many of the apartments is priceless.











BOTANICAL HOUSE

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Spencer.

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