



Penthouse Apartment, 7 Knowle House 3 Kenwood Road, Nether Edge,

Saxton Mee

7 Knowle House 3 Kenwood Road Nether Edge

Offers Around

£265,000

Stunning Penthouse Apartment with Rooftop Terrace & Parking

Set in a highly sought-after tree-lined road within a beautiful detached mid-Victorian residence, this superb two double bedroom penthouse apartment offers elegant living, private parking, and an exceptional large rooftop terrace with far-reaching southerly views, perfect for entertaining.

The property has been sympathetically improved to retain its original character while offering modern comfort and style. Ideally located just a short walk from Sharrow Vale Road and Ecclesall Road, it enjoys easy access to an excellent range of boutique shops, cafés, bistros, and restaurants, as well as nearby parks and other local amenities.

The accommodation comprises an entrance hall with concealed built-in storage and access to loft space, leading to a spacious sitting and dining room with a feature media wall and French doors opening onto a generous private terrace measuring approximately 6.72m by 3.6m. This superb outdoor space provides a wonderful area for entertaining and enjoying the southerly aspect. The well-fitted kitchen is thoughtfully designed, while the large master bedroom benefits from an ensuite W.C., wash basin, and a range of built-in wardrobes. A second double bedroom also features built-in wardrobes, and there is a luxury fully tiled shower room.

Outside, the property is surrounded by attractive, well-maintained communal gardens and includes private parking to the rear.

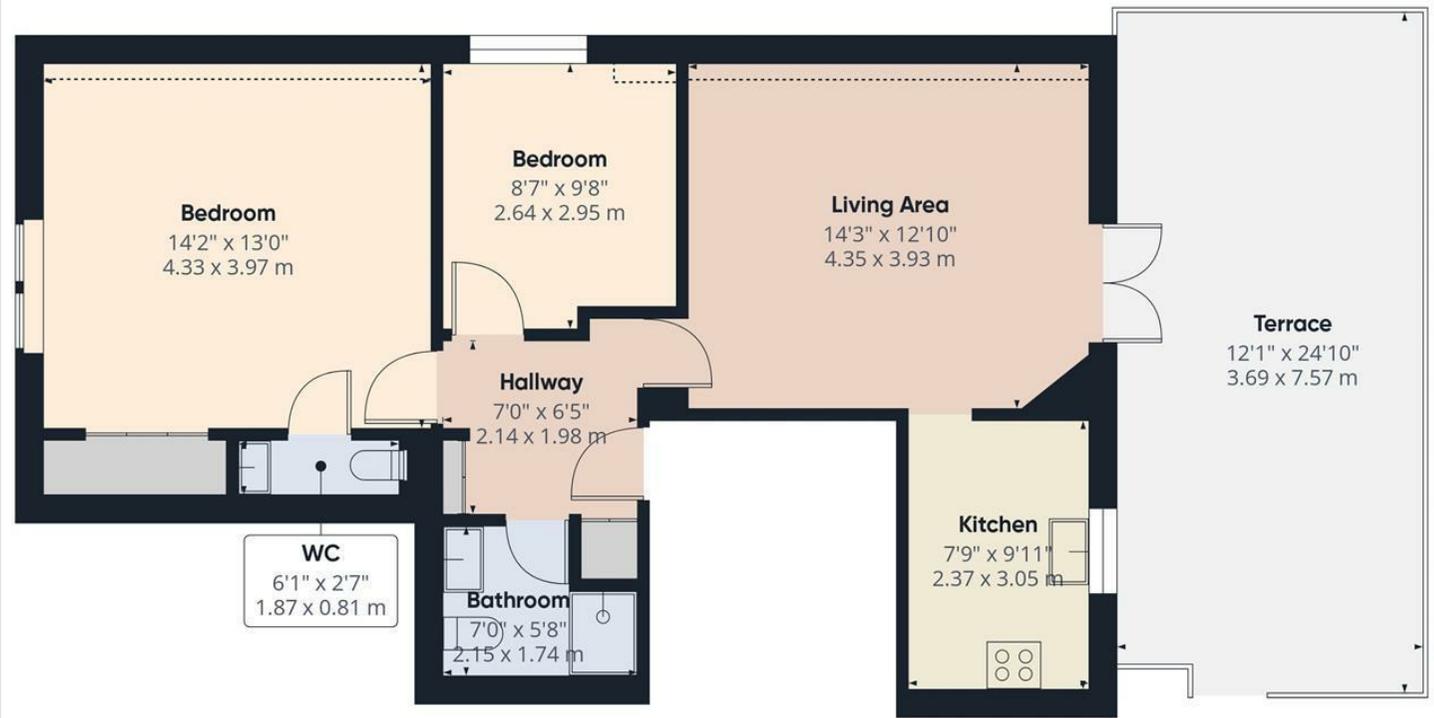
This unique penthouse must be viewed internally to be fully appreciated, offering a rare combination of period charm, generous outdoor space, and a prime location in one of the city's most desirable areas.



- Superb position in converted detached Victorian residence
- Fantastic two double bedroom Penthouse apartment
- Lovely large rooftop terrace/balcony (6.72m x 3.6m) with south easterly aspect
- Tastefully and sympathetically upgraded by current owners
- Master Bedroom with en-suite WC
- Communal grounds and private parking to rear
- Walking distance of the excellent amenities on Sharrow Vale Road and Ecclesall Road
- Internal inspection an absolute must
- Leasehold 167 years remaining
- Call Saxton Mee Banner Cross to arrange a viewing







Approximate total area⁽¹⁾	657 ft ² 61.2 m ²
Balconies and terraces	295 ft ² 27.4 m ²
Reduced headroom	17 ft ² 1.6 m ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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