

MANCHESTER

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16 WOOD ST

16 Wood Street provides a refined take on luxury city centre living, combining historic charm with thoroughly modern sensibilities in the heart of the prime business district of Spinningfields, Manchester.

This unique five-story townhouse includes a garage and provides the space, comfort and elegance to live without compromise.

The building's front elevation boasts eye catching gold shutters. Open them wide for unrivalled views of the historic John Ryland's library or close them for some privacy whilst fresh air still fills your home.





DEVELOPMENT

Located in one of Manchester's most exclusive and sought-after areas, in between Deansgate and Spinningfields, this property is unlike anything else in the city.

16 Wood Street brings an unmatched level of sophistication and style to Manchester city centre. An uncommonly high specification throughout creates a first-class luxury home with only the finest fixtures, fittings and appliances included to guarantee an opulent living environment. Bespoke design touches, inspired flourishes and a private garage complete the picture of an uplifting modern dwelling.

This is a unique opportunity to live an unprecedented, high-end lifestyle in one of the most desirable areas of Manchester.

ROOF GARDENS

The fourth floor of the property includes perhaps the most striking feature of this extraordinary home. The living area leads out onto a roof deck overlooking John Rylands library through stylish bi-folding doors, and from there you can head upstairs to the second roof deck which features a hot tub and panoramic views over Manchester - the perfect city centre haven away from the hustle and bustle of day-to-day life. This tranquil space offers a secret perspective on the city that only residents of 16 Wood Street will ever have.





LIVING & KITCHEN

16 Wood Street boasts a whole range of superior features which make it noticeably distinct from other city centre properties.

A well-sized living area can be found on the third floor. This superb space is split with a bi-folding door which leads out to the first roof garden and creates a lounge area and social space unlike anything else in Manchester.

The lower ground floor offers a large, stunning open-plan kitchen and dining area. The kitchen features integrated appliances and a separate island to provide further space for cooking, eating and entertaining as desired. This room leads through to a large utility space complete with separate boiler room.

The centrepiece of this town house is the lounge with its double height ceiling complete with giant cargo net hammock above which provides residents with a unique relaxation space and an unmistakable wow factor.





BEDROOMS & BATHROOMS

With a huge, set-piece window along the length of the room, the extremely spacious master bedroom is flooded with natural light. The bedroom leads onto a glamorous walk-in wardrobe equipped with plenty of storage space. The master bedroom's expertly designed private en-suite bathroom features a luxury bathtub in the corner of the room.

The generously-sized second double bedroom boasts a similarly vast window and a fashionable, refined design which creates an air of natural light, luxury and comfort.

On the ground floor you'll find a large and versatile room. Perfect for either a third bedroom or an office if required, it can also be accessed via a separate entrance. Open the doors and you'll find a stunning ground floor outdoor terrace - the second of the property's two external spaces. It's the perfect place to entertain guests or unwind after a busy day in the city.

The ground floor is also home to a private garage as well as a modern bathroom and handy utility room.



LOCATION

16 Wood Street is located in the heart of the city's business and retail districts, and its most popular restaurants, bars, shops and cultural hotspots are right on the doorstep.

Opposite the historic John Rylands Library, this is a premier location and ensures you will be just minutes from everything the city has to offer.

Key areas including Deansgate, Manchester Art Gallery, Spinningfields, Manchester Opera House and more are all a short walk away.

Residents can also enjoy the nearby St John's Gardens, a perfect green space that offers a tranquil break from city life.

Joining Deansgate, one of city's main thoroughfares, Wood Street is superbly located to access all that Manchester has to offer.





CONNECTIVITY

Manchester Piccadilly Station can be found a short walk away from 16 Wood Street, providing travel options around Manchester and the rest of the UK.

As well as offering easy connections to the rest of the city via the Metrolink tram service, Piccadilly Station provides direct trains to cities and top destinations across the UK, London, Edinburgh, York, the Peak District, the Lake District and more are an easy train away. The journey to the capital city will be reduced to an hour once the new HS2 high speed rail line is completed.

For those who wish to travel further afield, life at 16 Wood Street means you are only ever a 30-minute train journey from Manchester Airport which flies to more than 200 destinations around the world, from New York to Shanghai and everywhere in between.



2 MINS
to Deansgate
by foot

8 MINS
to St. Peter's Square
by foot

12 MINS
to Piccadilly Gardens
by foot

11 MINS
to Castlefield
by foot

15 MINS
to Northen Quarter
by foot

20 MINS
to Piccadilly Station
by foot

SHOPPING

16 Wood Street occupies a superb central Manchester location which gives residents easy access to the city's wide array of high street stores, independent shops and designer boutiques. However, where Manchester really shines is its luxury shopping opportunities.

The city is home to world-famous department stores such as Selfridges and Harvey Nichols which bring a huge variety of brands into the city centre – everything from cutting-edge fashion to high-end beauty products to the best food and drink from around the world.

If you're looking for specific brands, New Cathedral Street adjacent to Selfridges and Harvey Nichols, and the Avenue in Spinningfields showcase the best international fashion collections. In these two areas you can find the likes of Burberry, Michael Kors, Mulberry, Armani and many more.





UNIVERSITIES

16 Wood Street is within a short walk of many of Manchester's world-class higher education institutions. The city is home to one of the largest student bodies in the UK and is consequently an energetic and interesting place to be.

The University of Manchester can be found approximately a 15-minute walk south east from the front door, and the Manchester Metropolitan University campus is approximately the same distance away in the same direction. Slightly further on you can find the Royal Northern College of Music, another renowned school offering the highest quality of teaching.

To the north east, the University of Law is a 10-minute walk away on New York Street. Slightly closer in the same direction, off King Street, Abbey College Manchester caters for younger learners in their Sixth Form years, providing a first-class secondary education in the city centre.





Watch This Space is based in Manchester and specialises in transforming ordinary spaces into amazing places. Since its 2016 launch, the company has won national and regional awards recognising its fantastic track record of creating inspiring buildings.

The Watch This Space portfolio features Listed buildings, new builds, conversion and more, reflecting the company's innovative, fresh and forward thinking nature. By always striving for excellence and providing a first-rate service, Watch This Space stands out from the crowd to provide something truly unique.

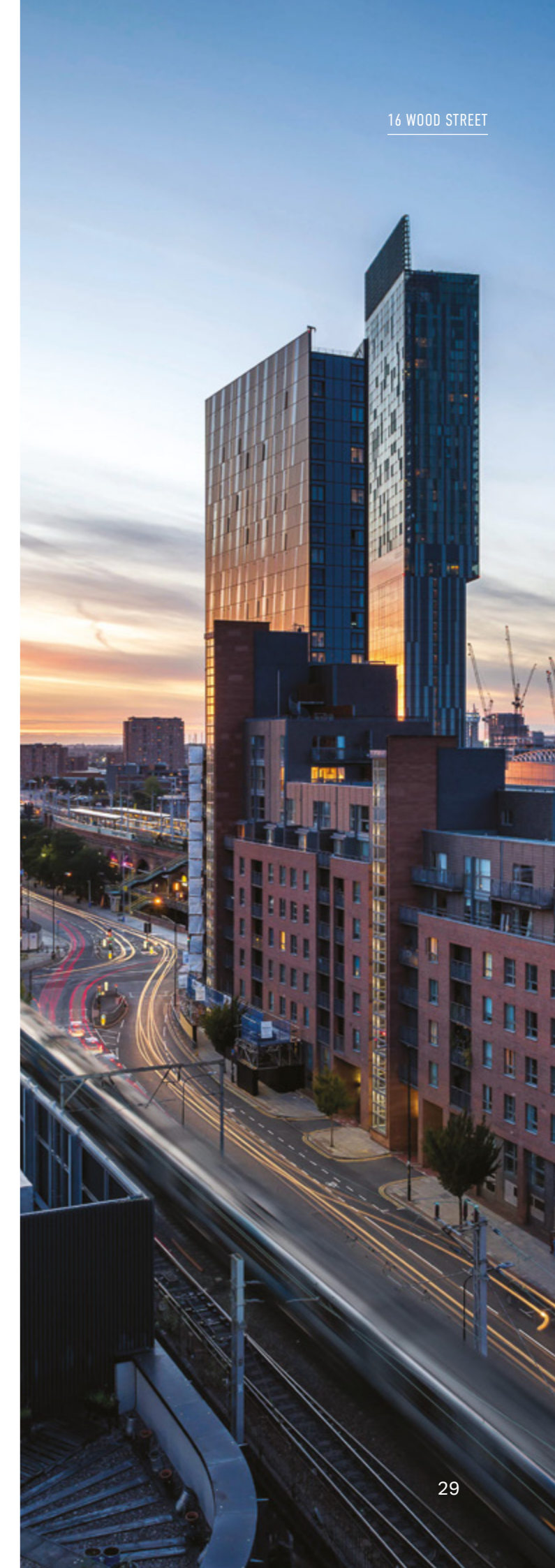


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Headquartered in Manchester, AIL is a key contributor to the growth of the UK's top property location – the North West of England – and maintains an unrivalled level of customer service which has become its trademark.

With local experts on hand across Europe, the Middle East, Asia and Africa, our experienced Sales and Aftersales teams are dedicated to offering a clear and transparent service at every stage of the process.

Our in-house team can handle all elements of the sale, including exchange, mortgages, completion and property management, and you can be sure Alliance Investments will never be far away.



GET IN TOUCH

To find out about availability for 16 Wood Street, contact a member of our global sales team.

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