

**4 Camden Terrace  
Clifton  
BS8**







*0.4 miles Clifton Village,  
1.3 miles Wapping Wharf,  
1.8 miles Temple Meads,  
7.3 miles Bristol Airport (all  
distances are approximate).*



## **Camden Terrace**

4 Camden Terrace is an immaculate 4/5 bedroom Victorian townhouse found in a desirable location with sunny gardens to the rear. The accommodation has been comprehensively refurbished by the current vendors and is set over 4 floors with a high degree of natural light and ample storage.

On the ground floor an impressive living room enjoys delightful period features and proportions with wood strip flooring - a feature throughout much of the house - and a pleasant west-facing aspect. At the rear, a useful study or fifth bedroom enjoys the morning sun with integrated storage, feature fireplace and superb corning.

At the lower ground level a gorgeous dining room spans the width of the property with natural stone flooring and cosy log burner. Complete with an impressive, bespoke kitchen, this floor is accessed independently from the front or from the internal staircase and creates the perfect place to entertain.





**An immaculate family home in a highly desirable location with sunny gardens.**



On the first and second floor an impressive principal bedroom to the front with stunning views and three further guest bedrooms each with a delightful outlook serviced by luxurious family bathroom and contemporary shower room.

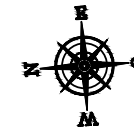
At the rear of the house and enjoying the sun throughout much of the day, a purposely designed and easy to maintain garden with fence and stone wall surround.

### **Viewing**

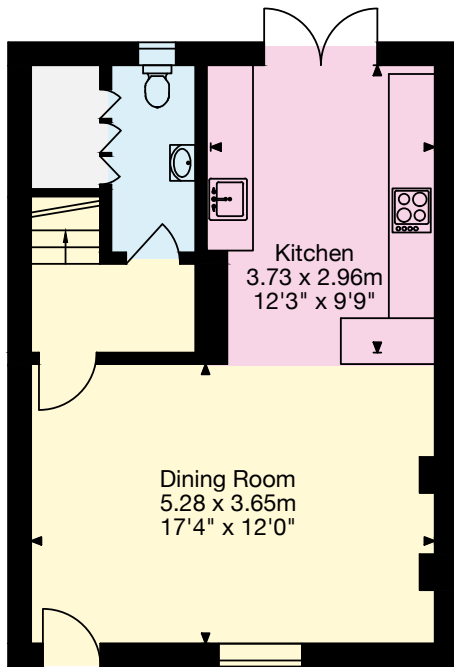
Viewing is strictly by prior appointment with agents, Knight Frank.



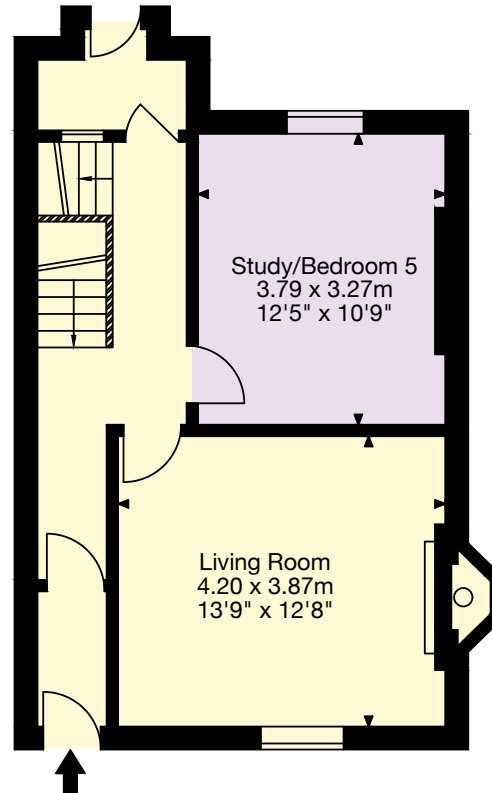
Approximate Gross Internal Floor Area  
162 sq m/1,741 sq ft



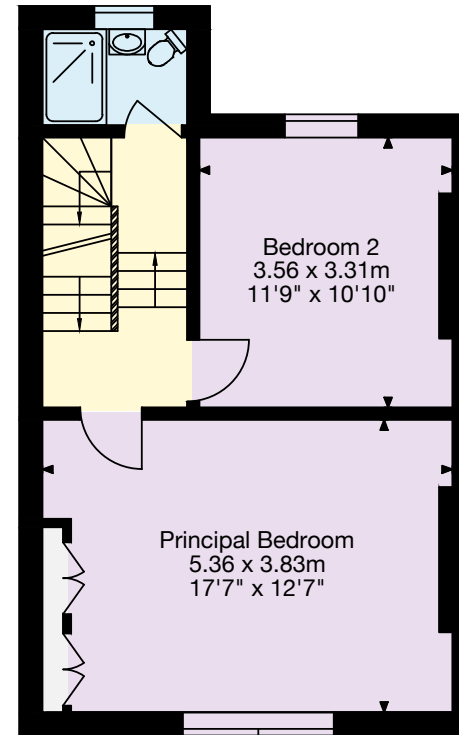
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the Particulars.



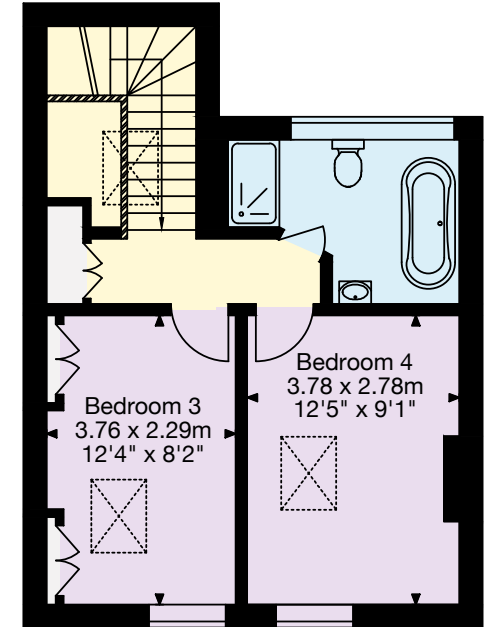
Basement



Ground Floor



First Floor



Second Floor

Knight Frank  
Bristol  
Regent House,  
27a Regent Street  
Clifton, Bristol BS8 4HR  
[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more.**

**Robin Engley**  
0117 317 1996  
[robin.engley@knightfrank.com](mailto:robin.engley@knightfrank.com)



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated August 2020. Photographs and videos dated August 2020. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.