

The Custom House Bristol BS1





Wapping Wharf 0.5 miles, Park Street 0.7 miles, Clifton Village 1.4 miles, Bristol Temple Meads 0.4 miles, Bristol Airport 7.4 miles (all distances are approximate).

Services: Mains gas, electrics and drainage



The Property

35 The Penthouse at The Custom House is an exceptional maisonette enjoying expansive views, a flexible layout and a huge degree of outside space.

With lift access, the apartment's ground floor boasts a generous footprint perfect to entertain capitalising on the sunny aspect. With its own balcony, this full-length kitchen dining and reception area is fully glazed to two sides enjoying a south and south-westerly orientation with extraordinary views over Bristol. The kitchen has a range of integral appliances and flows to an additional living room.

From a spacious inner hallway, there are two large bedrooms each with en-suite shower and bathroom facilities, with the principal bedroom having an additional dressing area.





A most impressive riverside penthouse apartment with extensive rooftop gardens and parking.



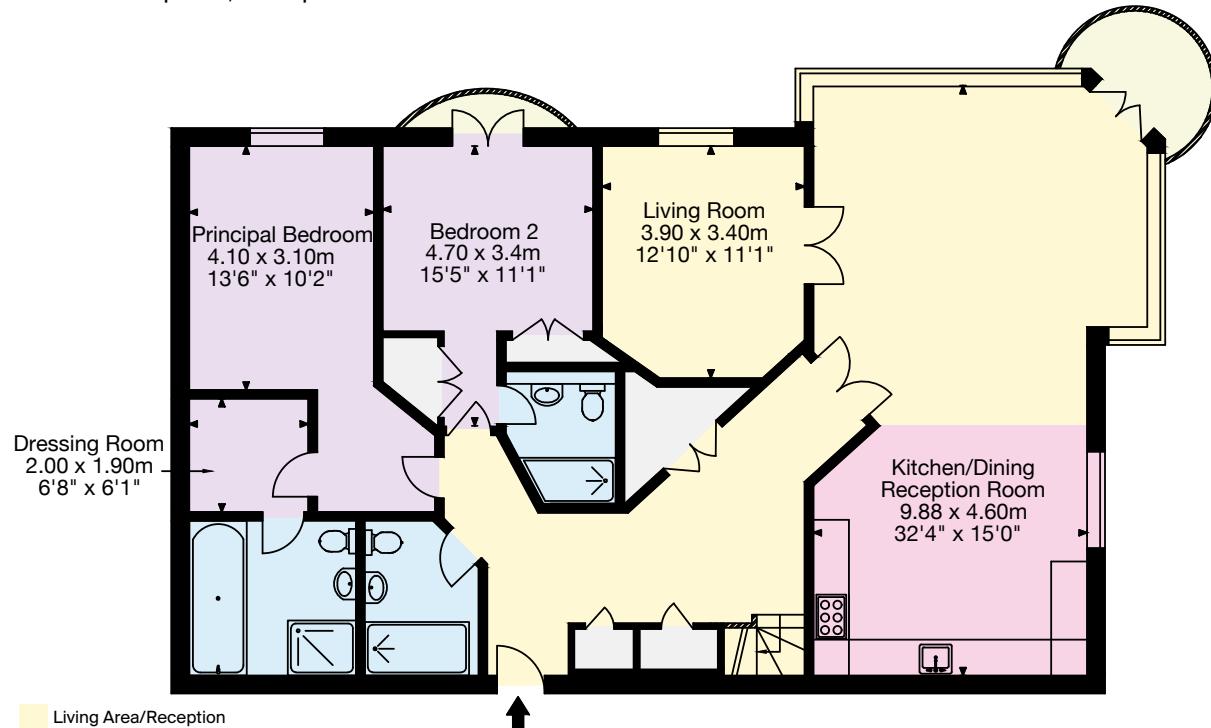
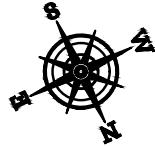
On the top floor, the spectacular reception room enjoys the same sunny orientation with direct access to a large private roof terrace. From the first floor landing a useful utility and additional study room.

Unique to a handful of riverfront apartments, this glorious penthouse affords a wraparound private terrace with views across the harbourside back to Clifton Village and south to Dundry, creating a spectacular place to entertain.

Viewing

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

Approx. Gross Internal Area
178 sq m / 1,916 sq ft



Ground Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Knight Frank
Bristol
Regent House,
27a Regent Street
Clifton, Bristol BS8 4HR

knightfrank.co.uk

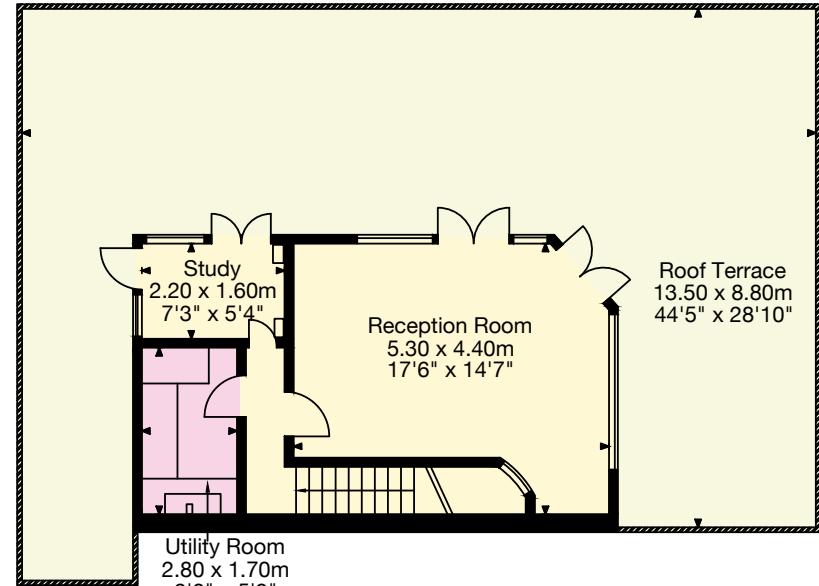
I would be delighted to tell you more.

Robin Engley
0117 317 1996
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 December 2020. Photographs and videos dated December 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



First Floor

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.