

A modern living room with dark blue paneled walls, a grey tufted sofa, a fireplace, a television, and a large window overlooking a green landscape. The room features a mix of contemporary and classic decor, including a chandelier, a pink armchair, and a wooden coffee table.

Garden Flat
Downleaze
BS9



Clifton Village 1.4 miles, Park Street 2.2 miles, Bristol Temple Meads 4.3 miles and Bristol Airport 9 miles (all distances are approximate).

Local Authority:
Bristol City Council: 0117 922 2000.

Services:
Gas fired central heating. Mains electricity, water and drainage.



The garden flat is an exceptional ground and lower ground maisonette in a handsome Victorian building overlooking Durdham Downs. Arranged over two floors the accommodation is flexible, full of character and natural light, and has been refurbished throughout.

The current footprint could easily be enhanced using the considerable square footage on the lower ground floor, currently arranged as dressing room, utility and storage areas.

The ground floor is perfect to entertain with the most impressive drawing room to the front with fine views across The Downs. There is solid wood strip flooring and modern touches such as its contemporary fire and sunken media unit with subtle storage.

To the rear is a substantial bespoke kitchen/breakfast room with views across the rear private garden, and boasts contemporary storage units, tall ceilings and period proportions.

The master bedroom enjoys a fabulous outlook with the added luxury of a dressing room and stunning ensuite bathroom. The second bedroom is served by a contemporary ensuite shower room.



A most impressive garden flat with outstanding views and parking.



Outside

To the rear is a large, level and sunny private garden making the most of the quiet and highly desirable area. To the front is access to the integral garage.

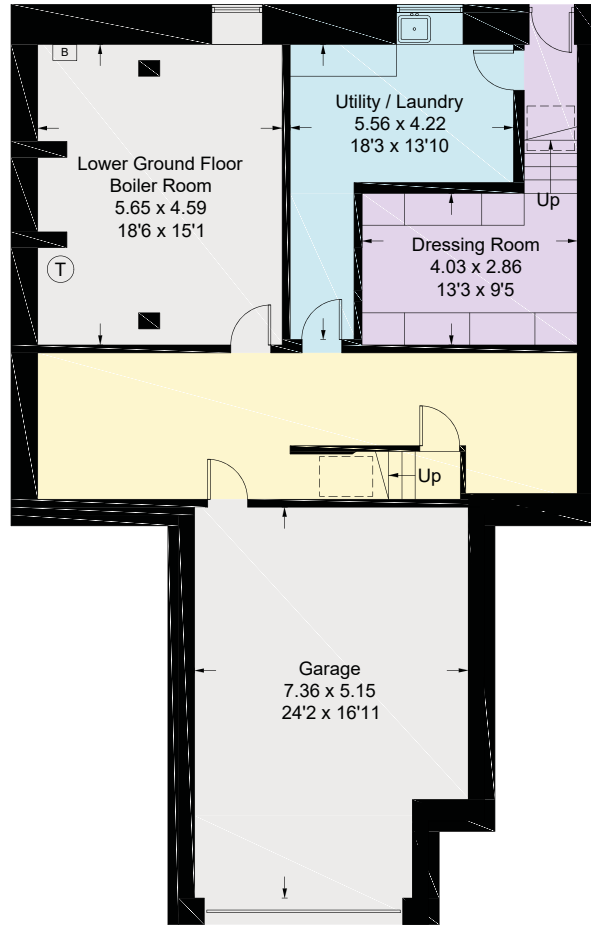
Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

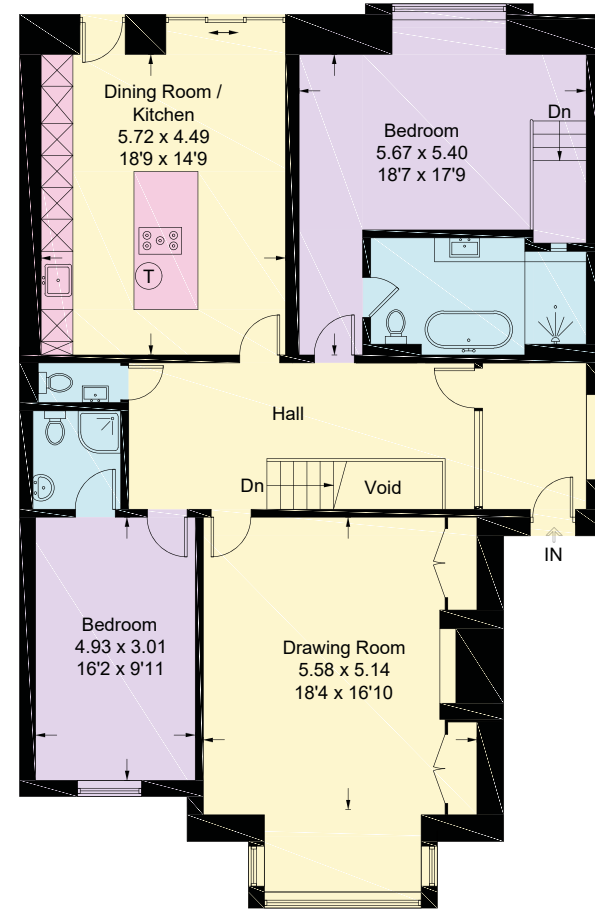
Viewing

Viewing is strictly by prior appointment with Knight Frank
Tel: 0117 317 1999.

Approximate Gross Internal Area = 264.1 sq m / 2,843 sq ft
(Including Garage / Excluding Void)



Lower Ground Floor



Ground Floor

= Reduced headroom below 1.5m / 5'0"

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.

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



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