



An elegant period home with south facing terrace and balcony.

**Vyvyan Terrace, Bristol, BS8**

£465,000 Leasehold (958 years remaining)

**savills**



Prestigious Clifton Village location • Beautifully presented throughout • Grand and sociable kitchen diner with period features • Spacious living room with door to rear roof terrace • Family bathroom with overhead loft storage • Two double bedrooms • Two outdoor spaces • Access to private communal gardens

#### About this property

A beautiful, Grade II listed balcony apartment accessed via a well maintained communal entrance hallway with charming period features. The entrance to the flat is spacious with intercom and chandelier lighting.

The exceptionally impressive kitchen dining room is immediately on the right and is light and spacious with two large floor to ceiling original sash windows with shutters opening onto a fantastic balcony with westerly aspect overlooking Vyvyan Gardens. The Shaker style kitchen is adorned with stunning period features including ornate corning and rose, picture railing and large original fireplace with marble mantelpiece. The kitchen benefits from oak worktops and integrated Neff appliances including fridge freezer, oven, grill, wine fridge, four ring induction hob with extractor fan and dishwasher. There is also a contemporary integrated sink unit with additional instant boil tap as well as ample cupboard and drawer space, under-counter and chandelier lighting.

The second bedroom is carpeted with a large floor to ceiling sash window with shutters leading out onto the balcony. The room also benefits from ornate corning, pendant lighting and a large integrated timber wardrobe.

The bathroom is back through the hall and is equipped with a bath with Grohe shower over, floor to ceiling tiling, large wall mirror, WC, sink unit, towel

radiator and spot lighting. There is a substantial loft space above.

The south facing living room, off the hall to the left, is of a good size and carpeted with high ceilings, cornicing, chandelier lighting and a large wrought iron fireplace with timber mantelpiece. A door leads from the living room outside and down four steps onto a large south facing terrace, which provides an ideal spot for al fresco dining with lovely views over the rear gardens of Vyvyan Terrace.

The main bedroom boasts the morning sun with a large south facing sash window. The bedroom is of an excellent size with wrought iron fireplace and timber mantle as well as pendant lighting, high ceilings, cornicing and integrated wardrobe.

Residents of Vyvyan Terrace benefit from ample on street parking in front of the property within the Clifton Village residents parking zone. Residents also benefit from access to the delightful private Vyvyan Gardens.

**Local Authority**  
Bristol City Council

**Energy Performance**  
EPC Rating = D







#### Local Information

A prime and iconic Clifton Village address with Vyvyan Gardens on the doorstep and a level walk to cafes, fashionable bars, restaurants and boutiques of Clifton Village. There are many other notable landmarks close by also including Ashton Court, Leigh Woods, Clifton Downs, Victoria Square, Whiteladies Road and Brunel's famous Suspension Bridge. Clifton Village itself offers fashionable bars, restaurants and boutiques with a further array on Queens Road and Park Street. The commercial city centre is easily accessible and Bristol Temple Meads train station offers services to a multitude of cities. There are also excellent communication links to the M5 and M4 motorway networks.

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.

Telephone: +44 (0) 117 933 5800.

Approximate Area = 63.7 sq m / 686 sq ft  
Including Limited Use Area (1 sq m / 11 sq ft)  
For identification only. Not to scale.  
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**First Floor**

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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