



A luxurious Portland Square apartment with an exceptional finish.

**Portland Square, Bristol, BS2**

£395,000 Leasehold (994 years remaining)

savills

Open plan living / dining room • Modern Neptune kitchen •  
Two large bedrooms • Two Porcelanosa en suite  
bath/shower rooms • Underfloor heating throughout •  
Secure off street parking for one car • Secure bike storage •  
Lift access • Offered with no onward chain

#### About this property

Flat 4, 8 Portland Square is an exceptionally luxurious two bedroom flat with a very high spec finish, situated in a beautiful Bath stone fronted building overlooking Portland Square. The ground floor apartment is located via a spacious and well-kept communal entrance hall. The entrance to the flat is also wide and spacious and provides ample space for coats and boots. There is hardwood flooring and underfloor heating throughout as well as an intercom system and spot lighting.

The principal bedroom is located immediately on the right and is carpeted and L shaped with a large, east facing sash window and blackout blind. There is ample space for a large desk in the room for live / work purposes. There is also a large built-in, mirrored wardrobe with drawers, shelving, lighting and railing. The bedroom adjoins a Jack and Gill en suite Porcelanosa bathroom with stylish floor tiling, large bath with shower over, spot lighting, WC, sink unit, wall mirror with light and a wall cabinet with built in mirror.

Further down the hall is the carpeted second bedroom which is also light and of an excellent size, benefiting from spot lighting and a large east facing sash window and blackout blind. There is also a large built-in wardrobe with railing. The room is serviced by a Porcelanosa en suite shower

room with large walk-in shower, WC, sink unit, towel radiator, spot lighting, ambient wall lighting on a sensor and large wall mirror.

The end of the hall leads around to the left into a fantastic and very luxurious Neptune kitchen with Dekton worktops, spot lighting and integrated Neff appliances including built-in microwave, oven, grill, four ring induction hob, fridge freezer, wine fridge and dishwasher. There is also an integrated sink unit with additional tray and a beautifully joined pantry cupboard as well as ample cupboard and drawer space.

There is a large storage cupboard at one end of the kitchen housing the washing machine, fuseboard, electric boiler and router.

The kitchen opens into a light and spacious living / dining room with two large sash windows allowing in an abundance of natural light and offering lovely views over Portland Square. There is spot and contemporary pendant lighting on a dimmer as well as a smart, recently decorated, minimal colour scheme. There are also four audio inputs in all corners of the room to facilitate surround sound technology.

The undercroft car park, accessed via a lift or short flight of steps, provides secure parking for one car behind a gated entrance with CCTV as well as secure bike storage.





#### Local Information

Located just off Newfoundland Way in the heart of Bristol's urban centre amongst residential properties, offices, shops and hotels, Portland Square is an architectural gem that was built in the early 18th century. Within easy reach are the extensive shopping facilities offered by Cabot Circus and Broadmead as well as all the independents of Stokes Croft and Gloucester Road. The wonderful waterside bars and restaurants of Bristol's Floating Harbour are in close proximity, as is Temple Meads station and the M32 for easy access to London and the motorway networks.



#### Tenure

Leasehold(994 years remaining)

#### Local Authority

Bristol City Council

#### Energy Performance

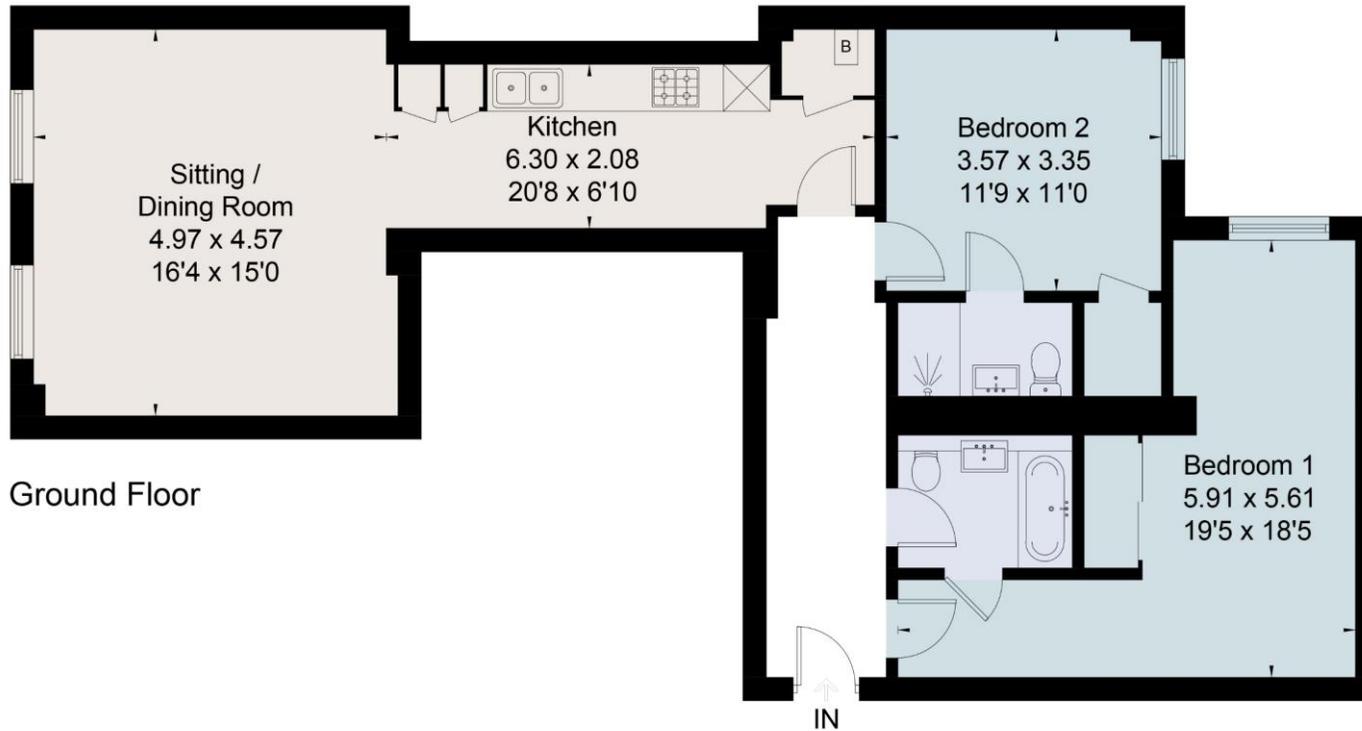
EPC Rating = C

#### Viewing

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

Telephone: +44 (0) 117 933 5800.

Approximate Area = 90.5 sq m / 974 sq ft  
 Including Limited Use Area (1.0 sq m / 11 sq ft)  
 For identification only. Not to scale.  
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Ground 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>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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