

5 Christchurch Road, Bristol, BS8 4EF

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A magnificent duplex apartment occupying the whole bottom half of this attractive Victorian end of terrace house and situated in a quiet backwater on the very edge of fashionable Clifton Village. In all, just over 2000 square feet!



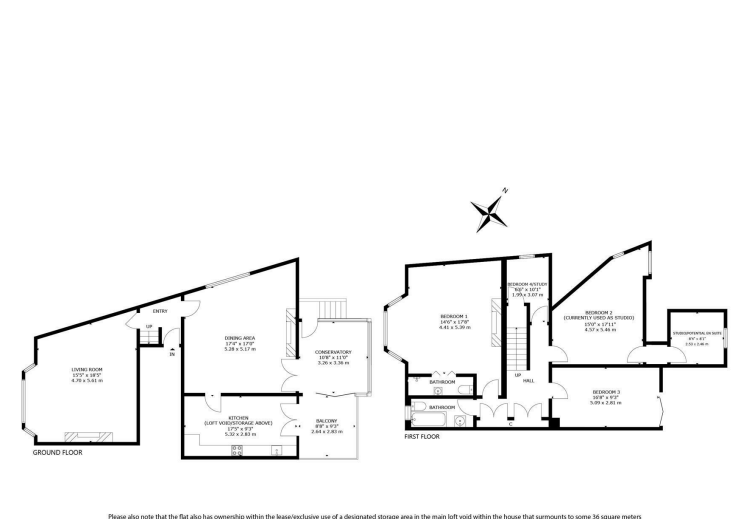
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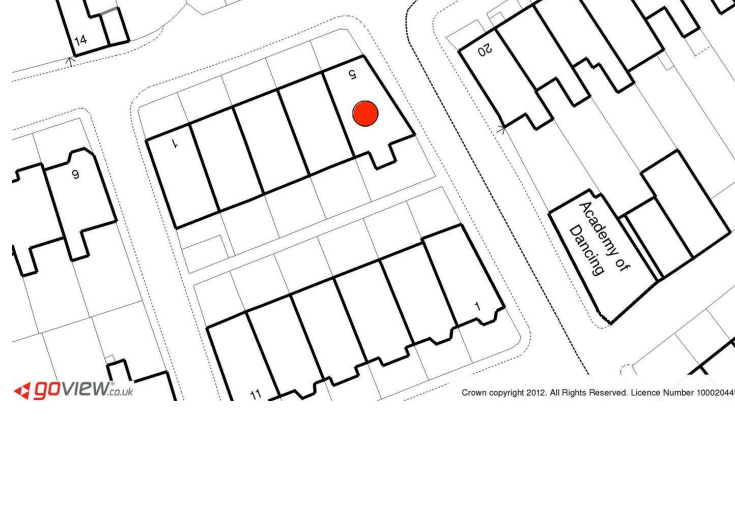
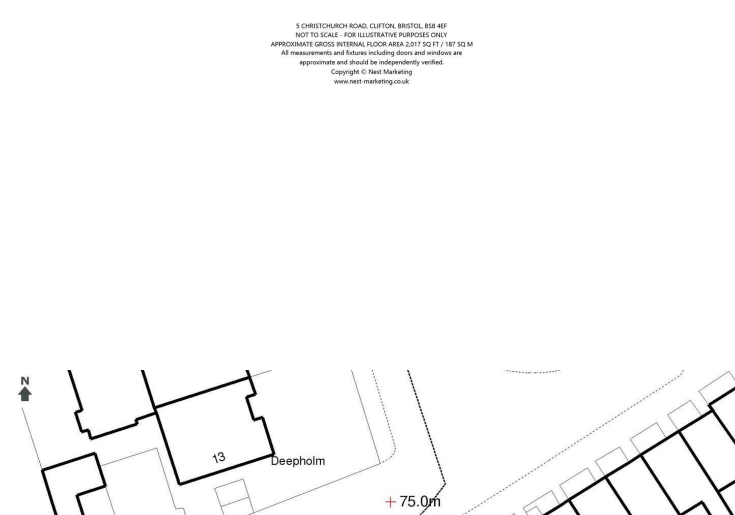
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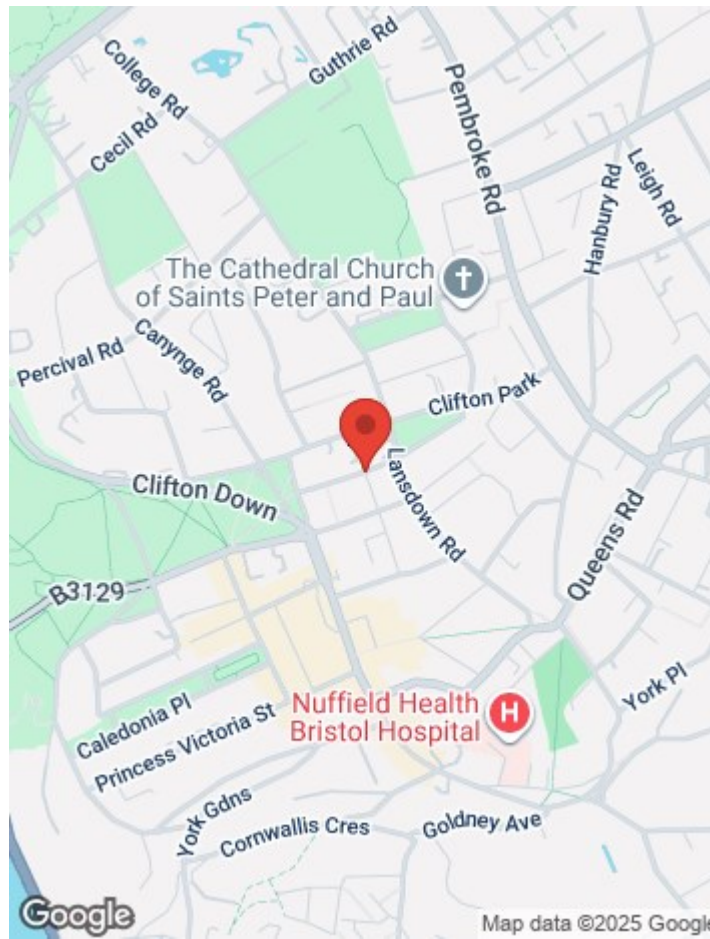


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Please also note that the flat also has ownership within the lease/exclusive use of a designated storage area in the main loft void within the house that amounts to some 36 square meters





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

OTHER INFORMATION



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