



Alfred Place
Kingsdown
Bristol

22 ALFRED PLACE, KINGSDOWN, BRISTOL, BS2 8HD

SUMMARY OF ACCOMMODATION

Built in Circa 1795 this beautiful Georgian Townhouse enjoys a central location in an extremely desirable and quite street in the heart of Kingsdown that enjoys a wonderful community. The three bedroomed accommodation is presented superbly, boasting comfortable proportions, and full of charming period features.

The well appointed accommodation is arranged over four floors, and currently comprises of a Kitchen Dining room on the lower ground floor with a further Utility room and separate cloakroom The owners have created a fabulous space with flagstone floors complemented by a contemporary fitted kitchen.

The Hall Floor is a delight with large windows allowing natural light to flood into the sitting room, which leads to a study/dayroom, and also provides access to the rear walled garden.

The first floor offers the master bedroom, which again enjoys an abundance of natural light, as well as a beautifully appointed bathroom with a white suite comprising of a claw foot bath, separate contemporary shower cubical, WC and pedestal wash basin. The top floor houses two further bedrooms, which are both very light and bright.

To the rear is a secluded private garden that is mainly laid as patio, with mature trees, shrubs, and plants. The walled patio garden offers multiple entertaining spaces that allow any discerning purchaser the opportunity to enjoy the highly desirable Al Fresco lifestyle.

USEFUL INFORMATION

Tenure – Freehold

Local authority – Bristol City Council

Council tax band – E (£3,158.10 for 2025/2026)

Services - All mains services

EPC Rating- Exempt as GII Listed.

Broadband – Ultrafast up to 1800 Mbps

Mobile Phone Coverage – Good outdoor and indoor for EE, 02, Vodafone and Three.

LOCATION

A highly desirable and peaceful address in the very heart of fashionable Kingsdown. Ideally placed, there are a host of amenities within a short walk including local shops, boutiques, bars and restaurants. Of particular note is The Green Man public house which forms the heart of this very community focussed neighbourhood.

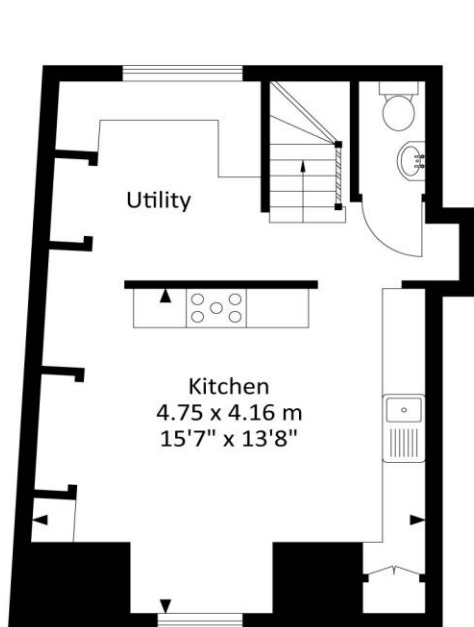
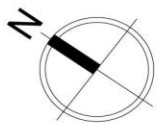
There is a good choice of both independent and state schooling, primary and secondary, that can found within walking distance. Alfred Place also excellent access for the University and Bristol Royal Infirmary as well as the City Centre and the popular suburbs of Cotham, Redland and Clifton.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the Ashton Court Estate, as well as Durdham Downs. There is a rich history which can be seen throughout the city, particularly Brunel's Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. The harbourside is a short walk and offers a wealth of restaurants and bars, for the more active there is sailing and windsurfing at Baltic Wharf and even surfing at "The Wave".

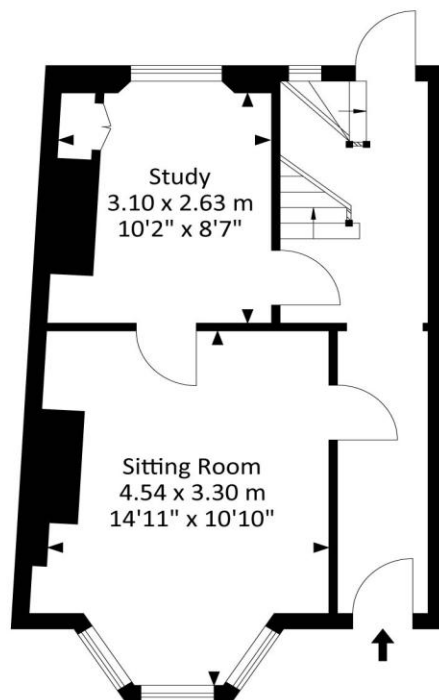


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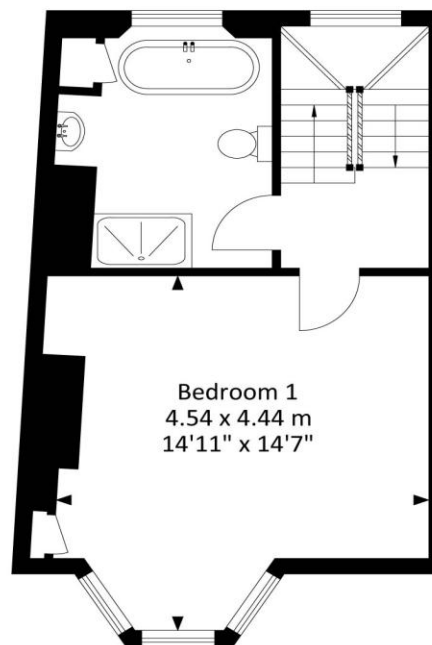
Approx. Gross Internal Area
1367.3 Sq.Ft - 127.0 Sq.M



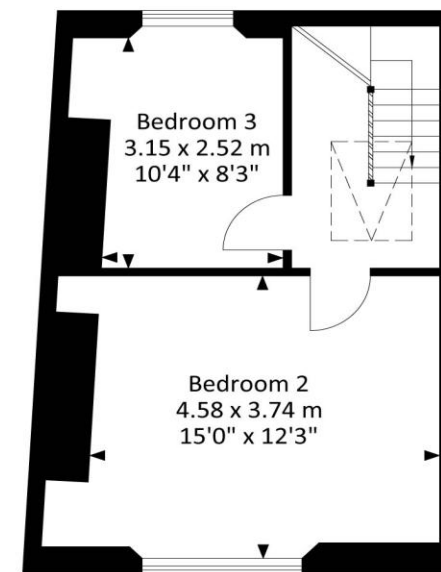
Lower
Ground Floor



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

IMPORTANT NOTE

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