



6 Harley Mews, Bristol, BS8 3AY

[www.hydes.co.uk](http://www.hydes.co.uk)



## 6 Harley Mews, Bristol, BS8 3AY

OFFERS ARE INVITED BETWEEN £950,000 & £1,100,000. A four/five bedroom mews house with accommodation arranged over three floors, car parking, a roof terrace situated in an exclusive residential backwater within Clifton. Harley Mews is a private road nestled directly behind the much coveted, Grade II\* listed Georgian terrace of Harley Place.

The property has had the benefit of a significant program of modernisation and refurbishment under the current ownership to include a beautifully fitted kitchen/dining/living space and three luxuriously appointed bath/shower rooms (one of which is en suite). Other advantages include certified electrical services and renewed central heating and a high standard of neutral decoration throughout the three storey accommodation. The top floor of the house, if so desired, can form a luxurious master suite with a large bedroom served by an adjoining dressing room and an adjacent, luxurious bath/shower room. The bedroom on this level also has access to a roof terrace that offers a pleasing outlook over the neighbouring gardens and roof tops of Clifton. It should also be noted that this property is offered for sale with no onward chain and can therefore be available for immediate occupation.



5



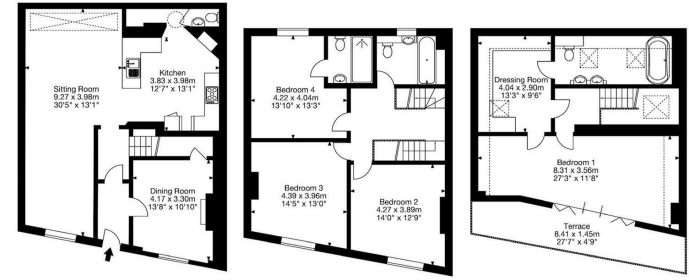
2



3



6 Harley Mews, Clifton, Bristol BS8 3AY  
 Approximate Gross Internal Floor Area  
 (incl. areas of restricted height)  
 204 sq m / 2,204 sq ft



Ground Floor

First Floor

Second Floor





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

**OTHER INFORMATION**



28 Princess Victoria Street, Bristol, BS8 4BU  
 Tel: 0117 973 1516  
 post@hydes.co.uk | www.hydes.co.uk

**IMPORTANT NOTE**

Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.