

23a West Mall, Bristol, Gloucestershire BS8 4BQ

www.hydes.co.uk



23a West Mall, Bristol, Gloucestershire BS8 4BQ

A beautifully presented (c.1500 sq ft) duplex apartment set over the lower two floors of this stunning grade II* listed early Victorian townhouse on West Mall, with listed building consent to convert the cellar level into further accommodation. Some of other many benefits include two double bedrooms, off street parking for one car, a courtyard garden area, a further raised patio garden, a large light living room with a recessed study area and a stunning feature fireplace. Further to there is a front courtyard area with two privately owned vaults for storage.



2



1



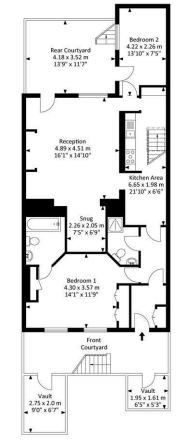
2



Approx. Gross Internal Area
1520.6 Sq.Ft - 141.3 Sq.M



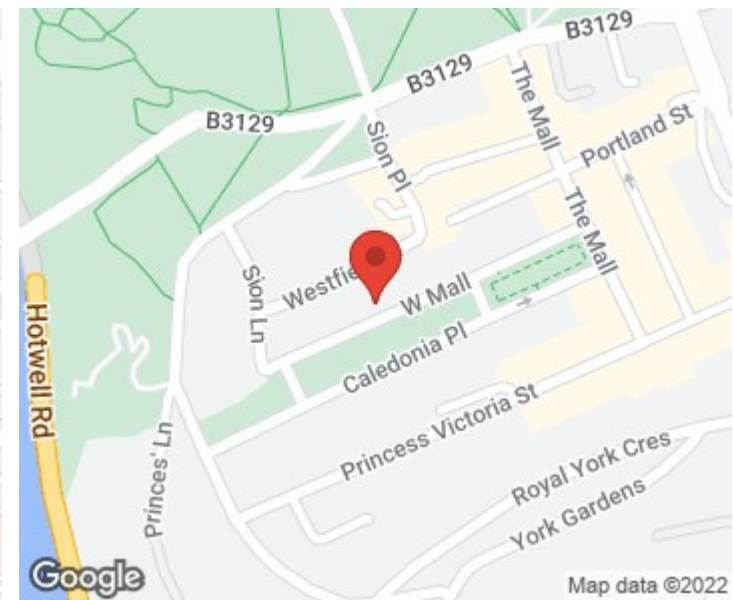
Basement



Ground Floor

For illustrative purposes only. Not to scale.
While 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.





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.