

HALL FLOOR GARDEN FLAT  
3 WEST MALL  
CLITON



# THE HALL FLOOR APARTMENT, 3 WEST MALL, CLIFTON, BRISTOL. BS8 4BH

Dating from 1788, this beautiful Grade II\* Listed Townhouse sits within this wonderful Georgian Terrace which is one Clifton's finest. Number Three is to be found at The Mall end, and as such offers easy level walking to the fashion boutiques, restaurants, bars, cafés and indeed all that the village offers. This well presented Two Bedroom Apartment occupies the Hall Floor of this fine building, and boasts many of the original features. Of particular note is the proportions of the main reception room which retains many of the original features including the large sash windows to the front Southerly Aspect that allows natural light to cascade into the elegant space. The kitchen is open to the main living room, and there are two bedrooms and a bathroom. The private walled garden to the rear is charming, and a single garage is a rarity in such a desirable location. It should also be noted that this property is being sold with no onward chain.

## SUMMARY OF ACCOMMODATION

A beautiful Palladian doorway housing a solid wooded front door with "Blue Plaque" to the side gives access to the communal hallway. Stairs ascent to the upper floors, and a front door leads into the apartment hallway. To the front of the apartment is the aforementioned large living room with beautiful sash windows to the front aspect affording views across the communal gardens of West Mall and Caledonia Place, and allowing light to flood into the heart of this lovely apartment. This charming room has retained many of its original features, with ceiling mouldings, and panelling. The fireplace with mantle and surround are very handsome and offer a central focal point.

The well appointed, modern fitted kitchen is accessed off the principle living room, although it can be closed off via the original double doors, with a glass archway above housing a wonderful "Bristol Blue" glass arc making a striking feature.

The master bedroom is a good sized double, and has a window to the rear aspect over looking the private garden, bedroom two is also a double and offers access to the private rear garden. The bathroom comprises of a matching white suite, and is mosaic tiled to dado height and to splashback for the bath with shower over.

The private rear garden of the property is enclosed by attractive walls and is laid with paving slabs broken by brick for effect. The property also benefits from the use of the West Mall and Caledonia Place communal gardens.

A rare and huge asset of this beautiful apartment is a single garage with storage and a doorway to the garden, that is accessed via Portland Street to the rear.

## OTHER INFORMATION

**Tenure** – We understand that it is a "Share Of Freehold", with the remainder of a 999 Year Lease

**Yearly service charge and Ground Rent** - We understand that there is an active management company in existence, with an annual service charge of £1,440

**Local authority** – Bristol City Council

**Council tax band** – E (£2,726.01 per annum)

**Services** – We understand that the property benefits from all mains services.

**Broadband Coverage** – Ultrafast is available (up to 1,000 Mbps Download speed.)

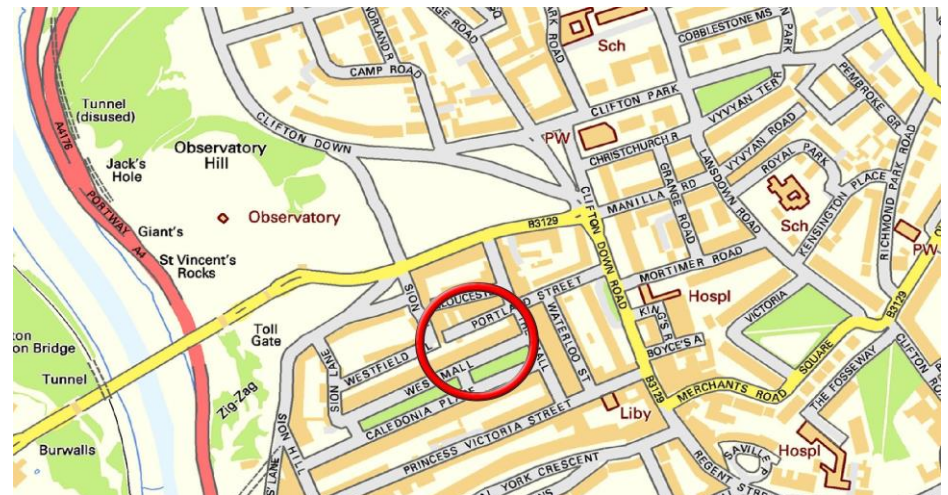
**Mobile Coverage** – EE, O2, Vodafone and Three have Data and Voice coverage.

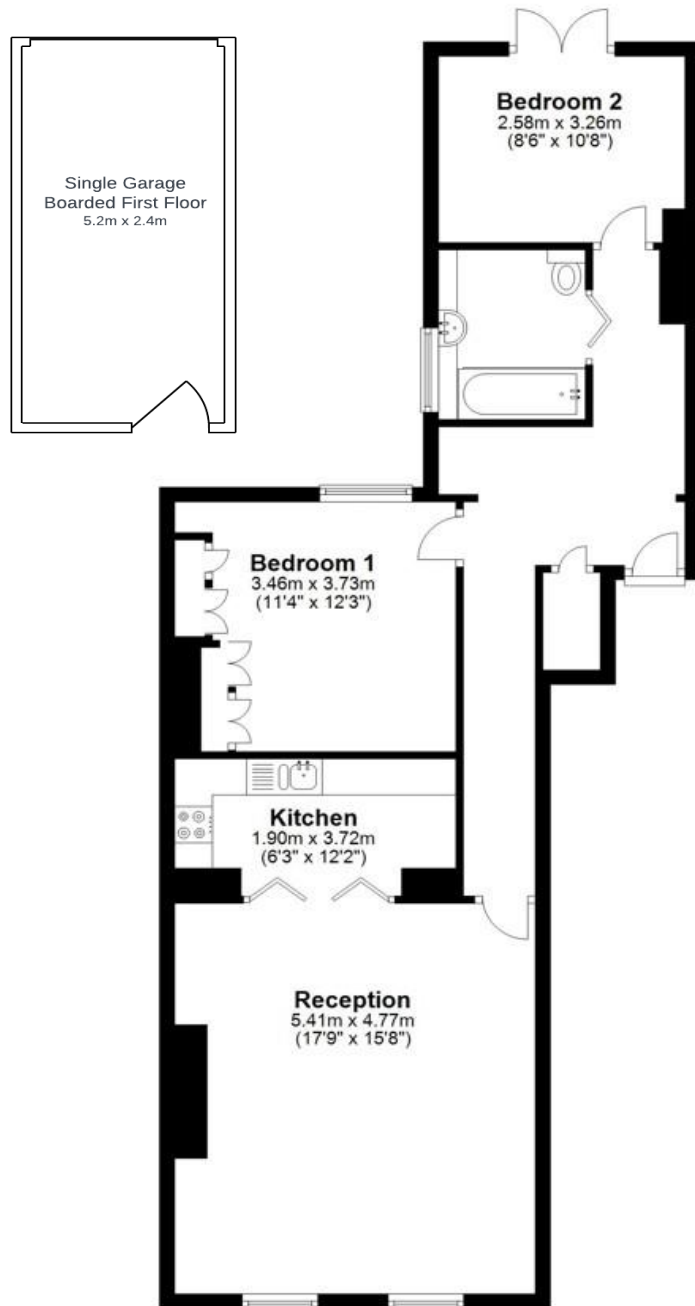
## LOCATION

West Mall is an Iconic Georgian Terrace in the heart of Clifton Village, with its wide range of boutiques, cafés, bars, and restaurants, is merely a short walk to Christchurch Green, and Durdham Downs with 400 acres of Parkland is approximately a quarter of a mile away.

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 afore mentioned Durdham Downs. There is also the Ashton Court Estate, across Brunel's famous Clifton Suspension Bridge which includes mountain bike trails and bridle paths. For those seeking more energetic pastimes, there are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave."

For the commuter, the A4 has a direct link to the commercial centre, and indeed the motorway networks M5 and M4. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city's international airport flies connects to many European Cities.





Total area: approx. 75.2 sq. metres (809.2 sq. feet)

Illustration for identification purposes only. measurements are approximate, not to scale.



### IMPORTANT NOTE

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