

Pembroke Lodge 23 Pembroke Road, BS8 3BA

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## Pembroke Lodge 23 Pembroke Road, BS8 3BA

An attractive and exceptionally well presented two bedroom maisonette situated on the ground and lower ground floors of this fine (grade II listed) period building, with the added benefit of a delightful private south west facing rear garden and secure off street parking. Conveniently situated on the corner of Pembroke road and Clifton park, Pembroke Lodge was cleverly re-developed in the late 1990's to create seven luxury flats each with off street parking.



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2

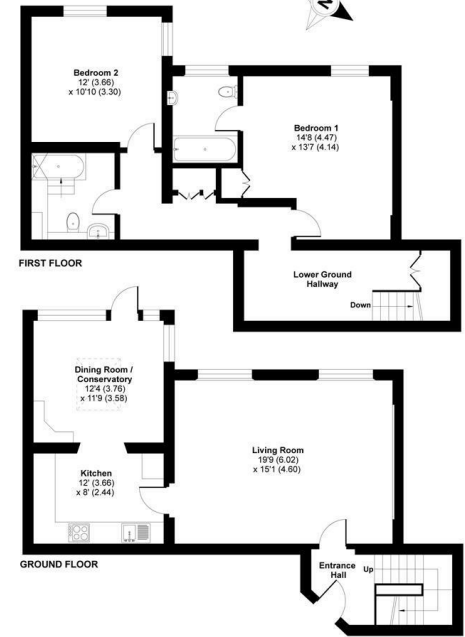


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**Pembroke Road, Clifton, Bristol, BS8**

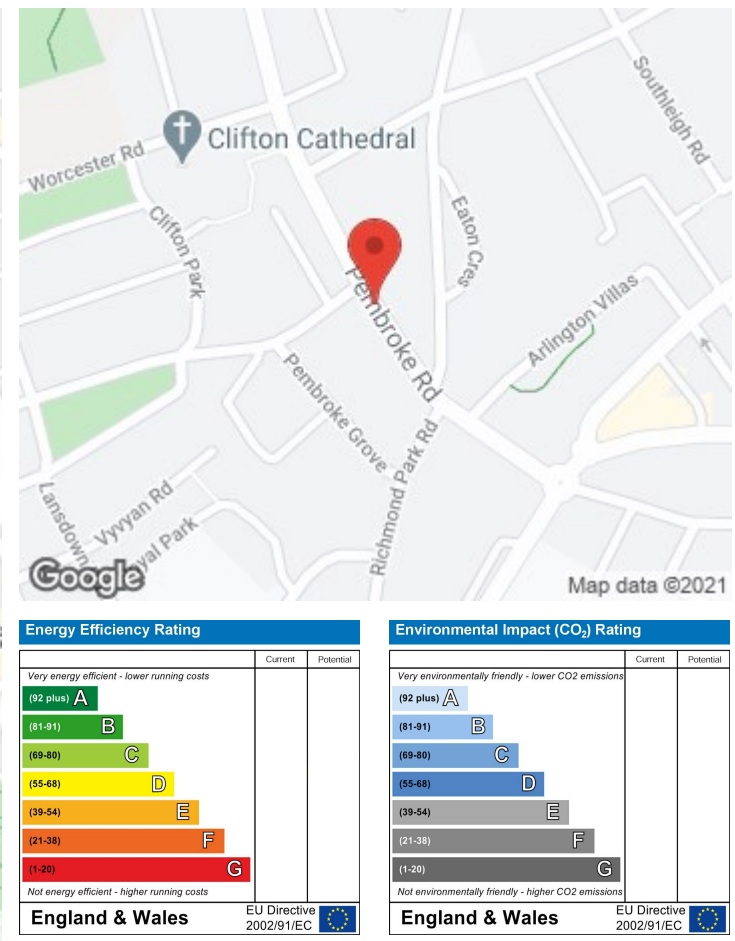
Approximate Area = 1357 sq ft / 126 sq m

For identification only - Not to scale



 **D certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © inchcom 2021. Produced for Hydes of Bristol. REF: 703016





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**OTHER INFORMATION**



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