



6 Harley Mews, Bristol, BS8 3AY

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## 6 Harley Mews, Bristol, BS8 3AY

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.



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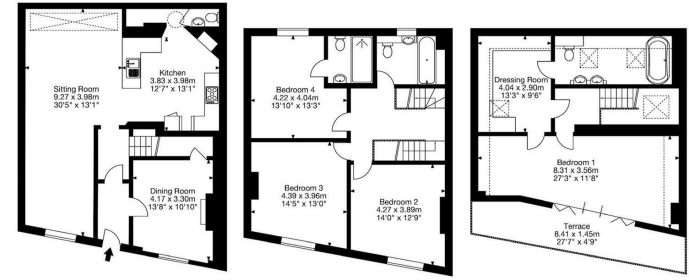
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6 Harley Mews, Clifton, Bristol BS8 3AY  
 Approximate Gross Internal Floor Area  
 (incl. areas of restricted height)  
 204 sq m / 2,204 sq ft



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
		82	
		68	
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

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