

7 Johnstone Street, Bathwick, Bath BA2 4DH
 Approx. Gross Internal Area
 5,188 sq ft - 482 sq m



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VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

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**JOHNSTONE STREET, BATH
 BA2 4DH**

**GUIDE PRICE
 £1,950,000**

- A substantial Grade I listed Georgian town house
- Situated in the prestigious Johnstone Street, within the heart of the city centre.
- Level east facing walled garden, two garages, plus permit parking
- Four apartments, arranged over six floors, currently utilised as student lets
- Exciting opportunity to be converted back into a magnificent family residence, pending the appropriate listed and building consents
- Freehold



Description
 7 Johnstone Street is a remarkable Grade I listed property situated towards the end of a quiet no-through road, connecting to Laura Place in the heart of the city centre. Spanning over 5,000 square feet, the property is currently configured as four apartments, while retaining many exquisite period features, including fireplaces, ceiling roses, cornicing, sash windows, and working shutters. Far reaching views can be enjoyed to the rear and the front of the property.

The lower and garden levels form a five-bedroom HMO, while the ground floor offers a charming one-bedroom apartment with a generous sized living room. The first and second floors comprise a four-bedroom HMO, and the top floor features a two-bedroom HMO with a living room. All apartments are complimented by their own kitchen and bathroom. Externally, the property boasts an east-facing walled garden that leads to two garages, providing both privacy and convenience. Permit parking.

The property presents an exciting opportunity to

be transformed back into a magnificent family residence, pending the appropriate "listed and building consents."

Location
 The property occupies a prime position in one of the most prestigious streets within the city of Bath, superbly situated adjacent to Pulteney bridge, and at the end of a short road with no passing traffic. The UNESCO World Heritage City of Bath offers an extensive range of independent shopping outlets, many fine restaurants, cafes and wine bars. There is a selection of independent and state schools within easy reach as well as world class sporting facilities such as Bath Rugby and the Bath University.

Within a very short, level stroll, you will find the tranquility of Henrietta Park, Parade Gardens and Sydney Gardens (with its children's play park, tennis courts and access to delightful walks along the Kennet and Avon Canal) is also close at hand. Bath Spa railway station (5 mins walk) provides a main line link with London Paddington, as well as Wales and the southwest.

