



£425,000

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This beautifully presented garden flat offers a unique combination of features. It occupies the hall floor, has a private and tranquil south-facing garden and two good sized double bedrooms. The prime location is just a stone's-throw away from the vibrant cafés, shops and restaurants of Whiteladies Road and Cotham Hill.

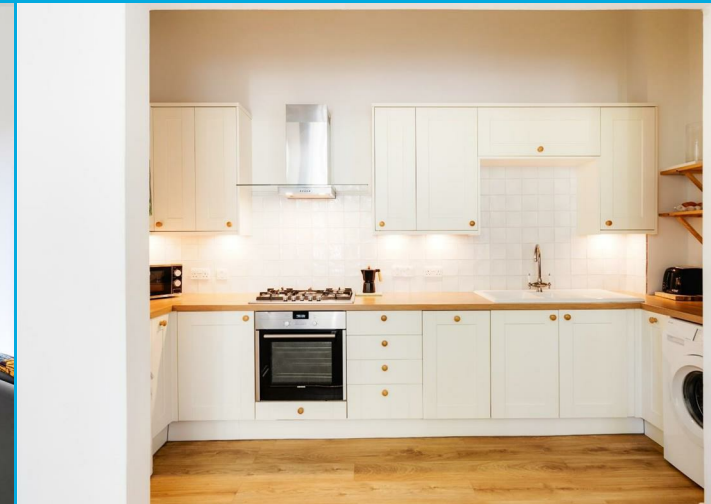
This flat offers light and comfort within an 1850s-era building. Inside, the flat is calm and inviting, with light neutral walls, high ceilings and soft carpeting extending throughout.

The central hallway provides access to all rooms and includes a useful storage cupboard, positioned adjacent to the bathroom.

To the front, the spacious primary bedroom is filled with natural light from a large sash bay window. The double-glazed windows, fitted within recent years, retain period charm and ensure the room remains warm and quiet.

The bathroom combines character and functionality. A shower-over-bath, basin with mirrored cabinet above, and toilet complete the space.

To the rear of the flat, the open plan kitchen and living area feels spacious and bright, offering a versatile social space. The kitchen features traditional shaker-style cabinetry with integrated appliances, white tiled splashback and under-cabinet lighting giving a clean and classic appearance. In the living area, a large bay window brings in natural light, and a charming built-in window seat offers a perfect place for dining with concealed useful storage below. There's ample room for further seating and furnishings, making the space highly adaptable.

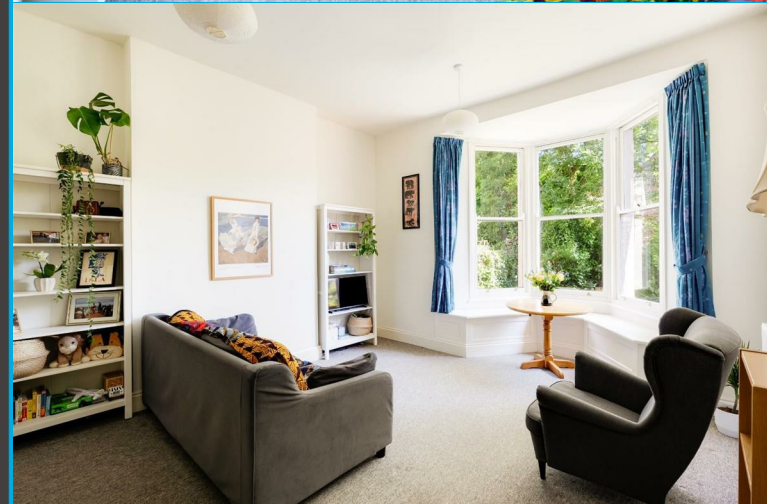


The second bedroom is a comfortable double, with plenty of space for additional furniture and desk. French doors open directly out to a private, well-maintained, south-facing garden. A decked terrace offers a sunny setting for outdoor dining, leading to a gravelled area bordered by mature planting. The garden feels both peaceful and secluded, with dappled light throughout the summer months.

Perfectly placed, this flat is just a short stroll from the cafés, shops and restaurants of Whiteladies Road and Cotham Hill. Clifton Down train station and local bus routes offer excellent connections to the city centre and beyond.

Vendors comments:

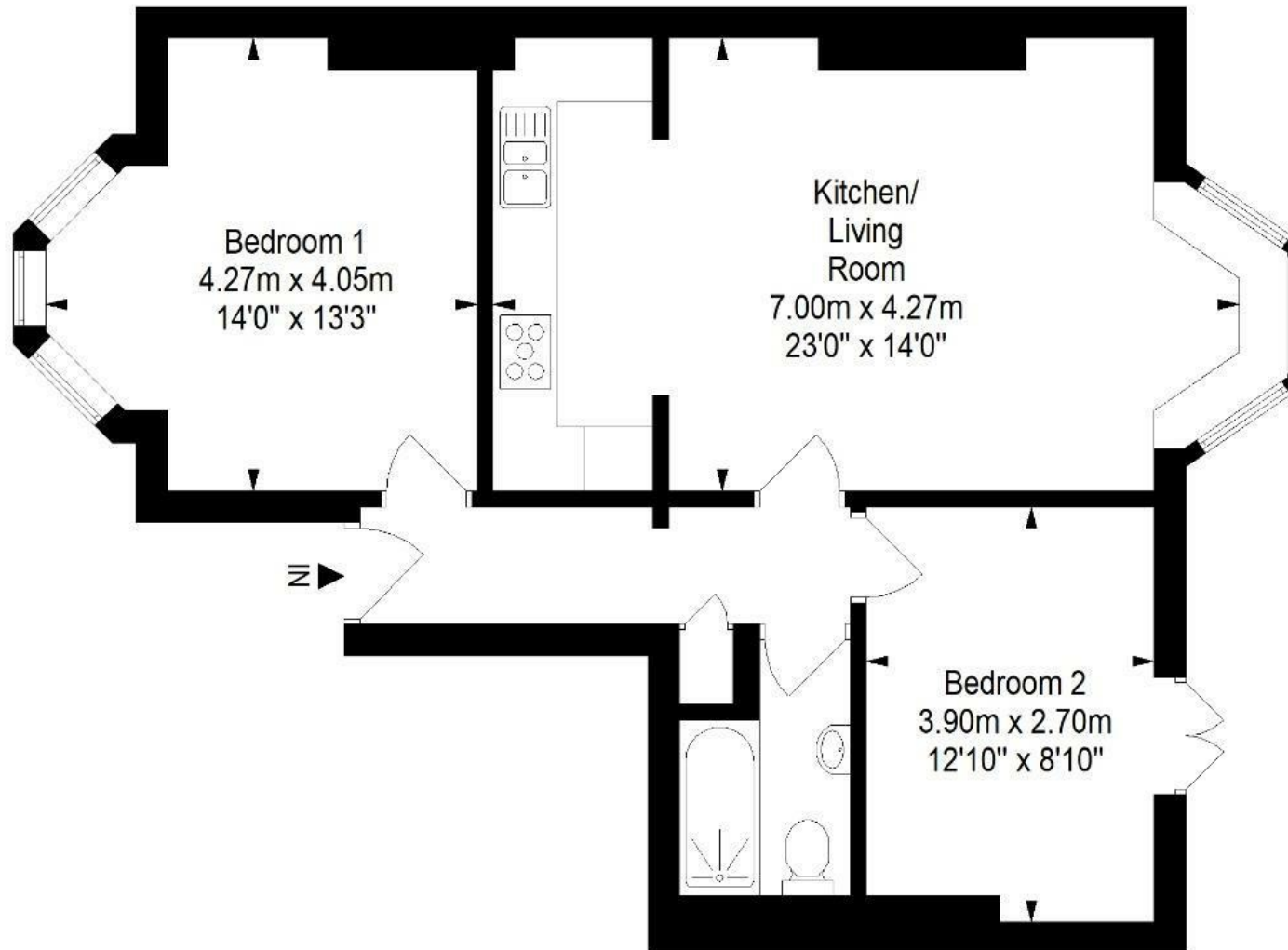
“We have absolutely loved living in this flat. It’s been warm, light and has plenty of space for hosting (flat mates, visitors and dinner parties). The sunny garden has been a haven for us, especially through COVID when we ate breakfast, lunch and dinner there; it’s full of birds, is very quiet, and feels private. The decking is the perfect size and aspect for doing yoga on. The location is fantastic, so close to everything we could need or want. We wish we could stay, but we have a toddler and baby, so it’s time for us to move onto the next chapter.”





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Approximate Gross Internal Area = 64.4 sq m/ 693.2 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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