



£650,000

58 Pembroke Road, Clifton, Bristol, BS8 3DT

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## 58 Pembroke Road Clifton, Bristol, BS8 3DT

A beautifully updated three-bedroom top floor flat, set within a grand Grade II listed building, with its own private entrance and garden.

Accessed from Alma Road, the property enjoys a rare private garden, a sunny space largely finished with gravel, with a raised flower bed to one corner. A paved seating area provides an ideal spot for outdoor dining or entertaining. From here, external stairs rise to a private entrance vestibule, giving exclusive access to the flat.

Inside, the welcoming hallway showcases elegant period details, including pretty cornicing, while wooden herringbone flooring runs through the principal living areas, lending a sense of warmth and continuity.

The kitchen has been recently updated with a high-quality finish. Blue shaker-style cabinetry stretches across one wall, complemented by white worktops and a classic subway-tile splashback, while integrated appliances are neatly built in. A central island houses a Belfast sink and offers both storage and bar seating. A dining table sits beneath a large sash window, filling the space with light, and additional full-height cabinetry along the opposite wall provides excellent storage.

Adjacent, the living room is another light-filled space, thanks to its large sash window. A fireplace forms a focal point, with fitted shelving and cabinetry in the alcoves adding charm and functionality.

The primary bedroom is positioned at the front of the property, with a sash window allowing plenty of natural light. Cream carpet gives a soft and comfortable feel, while fitted wardrobes provide ample storage. A door from this room leads directly into the bathroom.



The second bedroom, also a generous double, features stylish pink wood panelling to one wall and a sash window to the other, creating a bright and characterful space. The third bedroom, with its sash window and arched detailing above, is large enough to accommodate a double bed but could equally serve as a home office. Cream carpet continues through both rooms.

The family bathroom completes the home. Generously sized, it is finished in calming natural tones, with a freestanding bath, separate shower, and a sash window drawing in natural light.

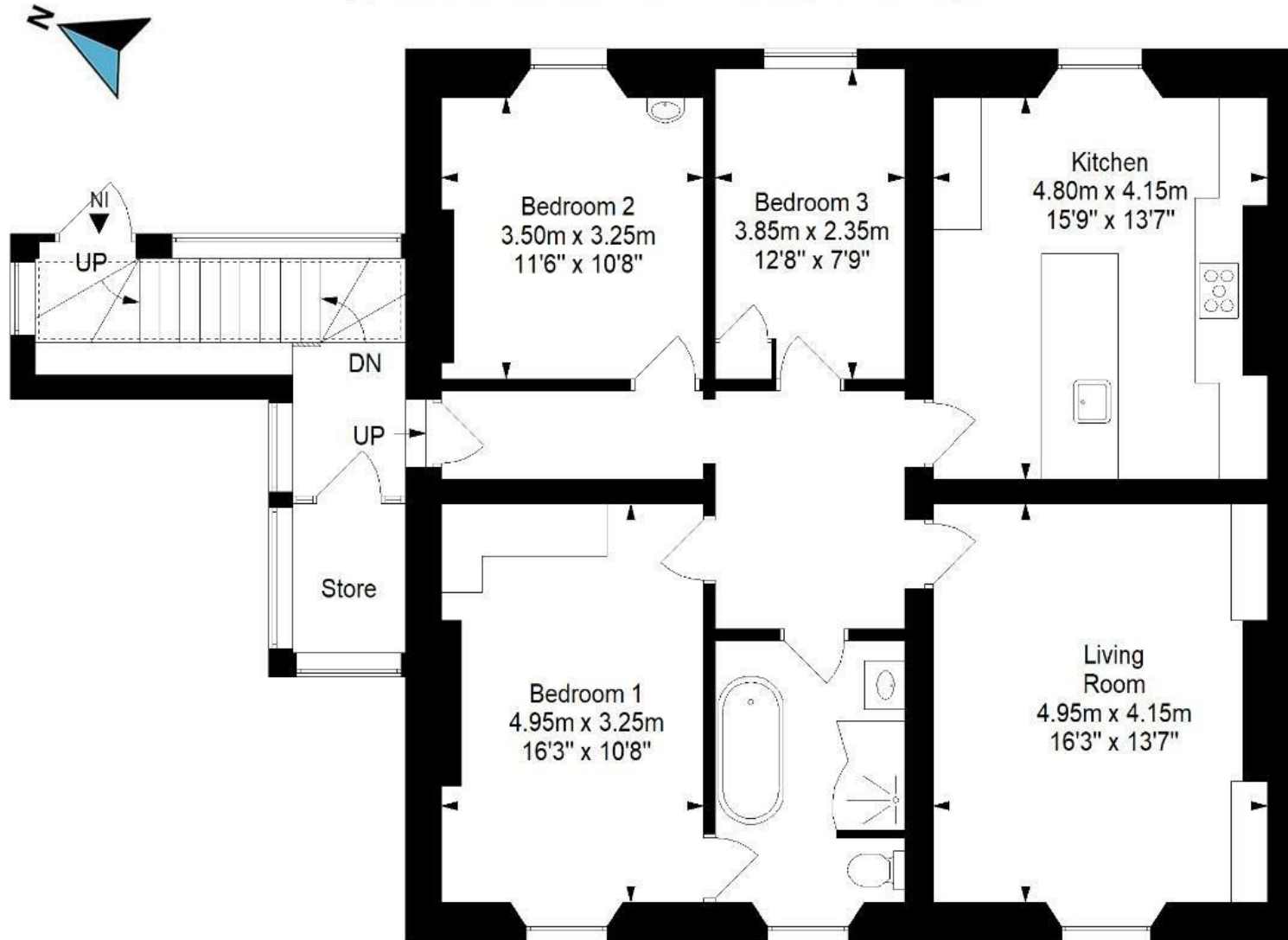
Ideally situated between Clifton Village and Whiteladies Road, the property is within easy reach of the wide range of shops, cafés, and restaurants each has to offer, along with excellent transport links to the City Centre. It also lies within the Clifton East residents' parking zone.





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Approximate Gross Internal Area = 116.6 sq m/ 1255.1 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                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales                                                 | 66      | 69        |
| 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                                         |         |           |



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