



£285,000

7 Sydenham Road, Cotham, Bristol, BS6 5SH

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## 7 Sydenham Road Cotham, Bristol, BS6 5SH

Occupying the hall floor of a handsome period building, this stylish one bedroom flat is a generous and light-filled home with high ceilings, ornate detailing, and recently updated interiors, all just moments from the independent shops, cafés and restaurants of Stokes Croft and Gloucester Road.

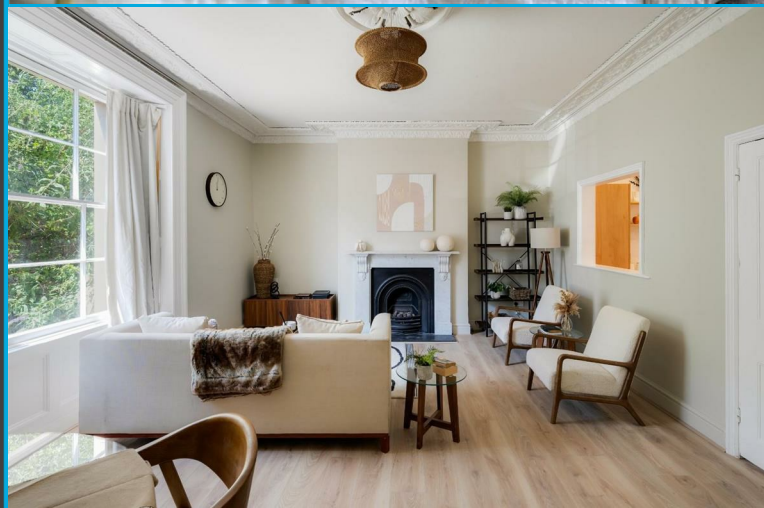
A shared hallway leads to a practical utility space, perfect for tackling laundry out of sight of the main living areas. Step into the flat itself, and the central hallway provides access to every room, creating a practical and well-balanced layout.

At the front of the home, the main reception room is an impressive and beautifully proportioned space. Full of character, it features detailed cornicing, a striking period fireplace, and a large original sash window that brings in natural light throughout the day. With space to accommodate both a sitting area and a dining table, it's a room designed for entertaining as well as everyday comfort. A cleverly positioned cutaway opens into the kitchen, allowing light to flow while keeping the space distinct.

The recently renovated kitchen is smart and well-appointed. Wooden cabinetry and white worktops create a clean, modern look, with integrated appliances and ample storage to keep everything neatly organised.

The bedroom is a peaceful retreat, softened by plush carpet and framed by a generous bay sash window offering a green and leafy outlook. There's plenty of space here for a double bed as well as storage furniture.

Completing the home is a newly renovated bathroom, featuring elegant marble-effect walls, contrasting dark floor tiles, and a walk-in shower with rainfall head. A





modern sink is cleverly positioned on the windowsill to maximise space, and a heated towel rail adds a touch of comfort.

Situated in a sought-after location just a short stroll from the buzz of Stokes Croft, with excellent transport links to the city centre and beyond, this flat offers timeless character, stylish interiors, and a superb lifestyle opportunity

Vendors comments: "We have thoroughly enjoyed living at 7 Sydenham Road for both its great layout and fantastic location. The extremely large front room and adjoining kitchen makes it great for hosting and entertaining guests. The high ceilings and large windows make it extremely light and spacious and we love the period features. The large sash bay in the bedroom is really impressive and gives the flat great character. But undoubtedly one of the biggest benefits is its location. Its a stones throw from the vibrant Stokes Croft and Gloucester Road. Whiteladies Road is just a 15 minutes walk away and within five minutes you can be in the centre of Cabot Circus. We've loved every minute of being in this flat and will be very sad to say goodbye."





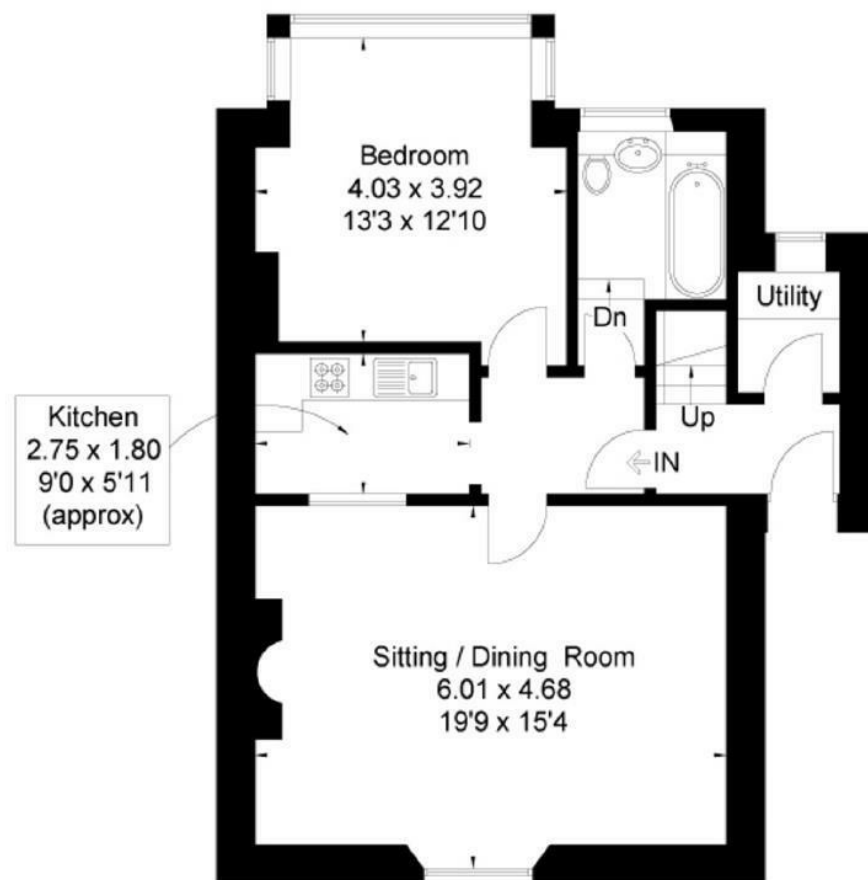


# Flat 2, 7 Sydenham Road, Cotham, Bristol, BS6 5SH

Approximate Gross Internal Area = 56 sq m / 602 sq ft

Utility = 2 sq m / 22 sq ft

Total 58 sq m / 624 sq ft



Ground Floor



FLOORPLANZ © 2014 0845 6344080 Ref:136543

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	36	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		





**elephant** 

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