

The logo for 'elephant' is displayed in a white, lowercase, sans-serif font. To the right of the text is a blue icon consisting of a stylized, curved line that forms a shape reminiscent of an elephant's head and trunk.

£340,000

9 Buckingham Place, Clifton, Bristol, BS8 1LJ

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## 9 Buckingham Place Clifton, Bristol, BS8 1LJ

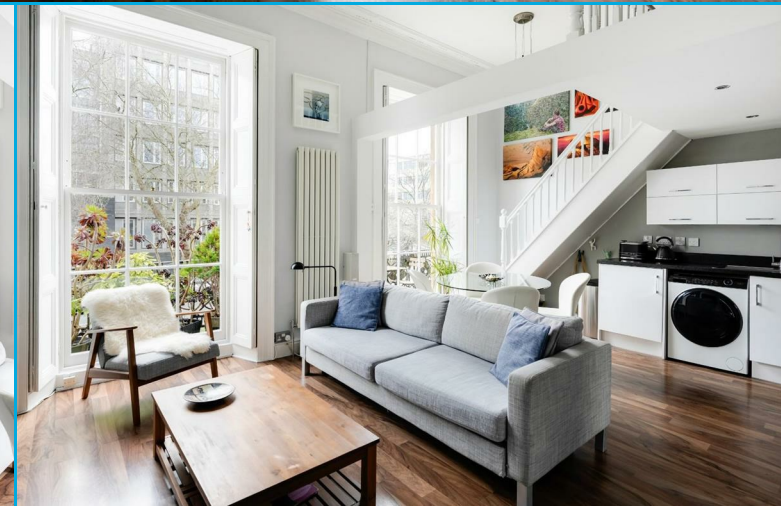
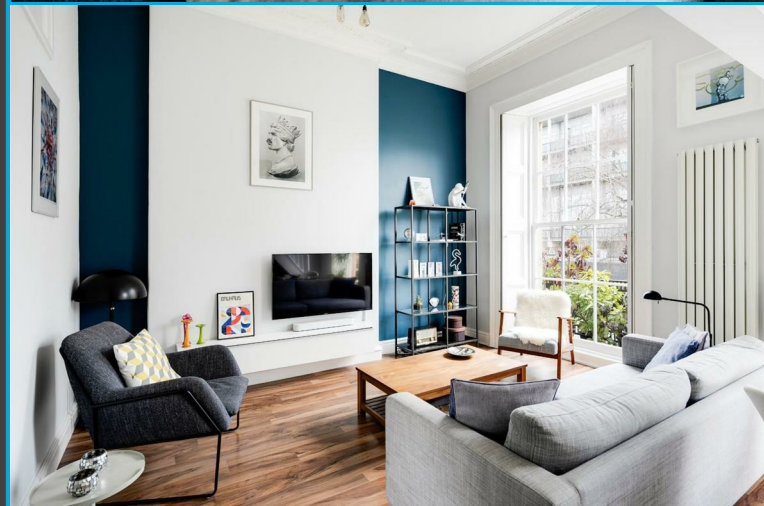
Located within the distinguished Grade II listed terrace of Buckingham Place, this beautifully maintained first-floor balcony apartment has been carefully maintained by the current owner. Retaining many of its historic features, the property offers a modern refined space for living in a sought-after location close to the vibrant heart of Clifton Village and its array of shops, cafés, and amenities.

The apartment features many modern comforts and finishes that complements the original period character. A particular highlight is the impressive open-plan drawing room and kitchen/breakfast area, where two large front-facing sash windows open onto a full-width timber balcony. The fitted kitchen is well-appointed with integrated Neff appliances, including an oven, induction hob, and extractor hood, alongside a designated space for a washing machine, tumble dryer, dishwasher, and full-sized fridge freezer.

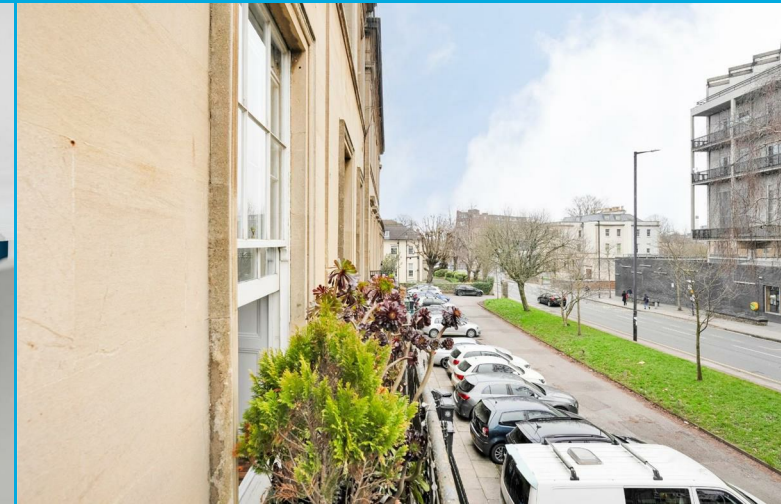
Fine period cornicing remains intact, complementing the generous proportions of the space. A discreet set of steps leads to a mezzanine level, currently used for guest accommodation, featuring wooden flooring, a storage cupboard and power points.

Centrally positioned, the stylishly finished bathroom features contemporary tiling, while to the rear, a spacious and light-filled bedroom enjoys views over the well-kept gardens of Buckingham Place and features mezzanine storage.

The apartment benefits from a full-width balcony and a shared private parking space allocated to the building. Additionally, residents are eligible for Clifton Village parking permits, ensuring convenient access for both homeowners and visitors.











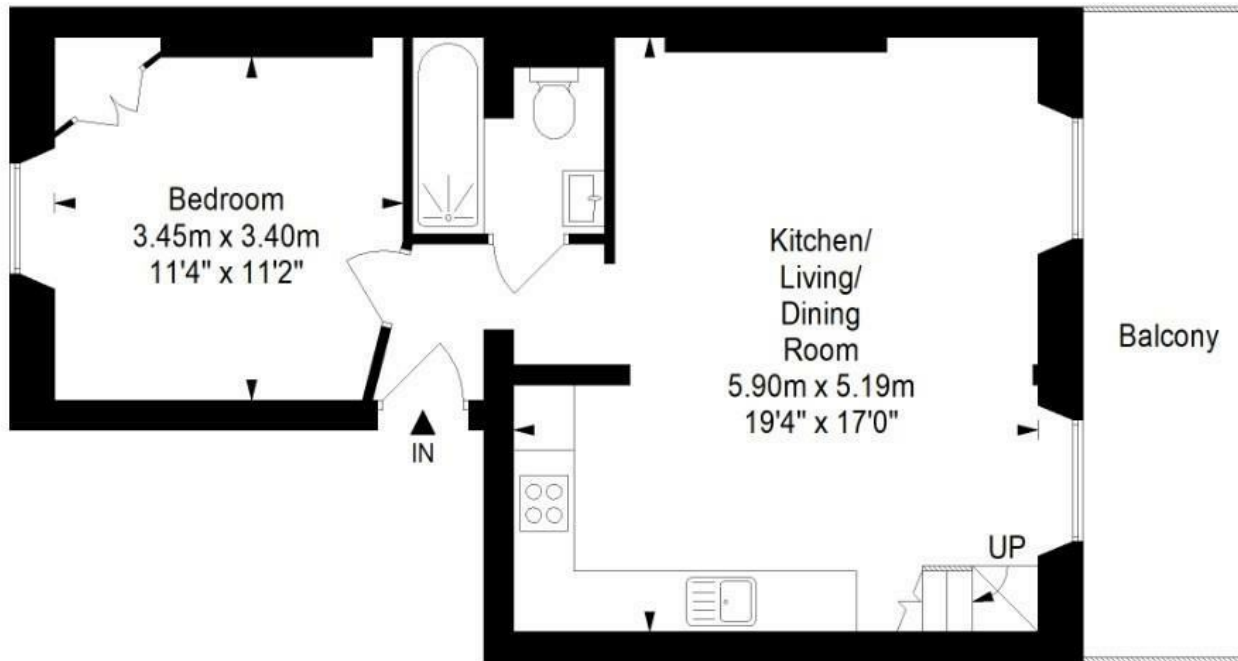
# First Floor Flat, Buckingham Place, Clifton, BS8 1LJ



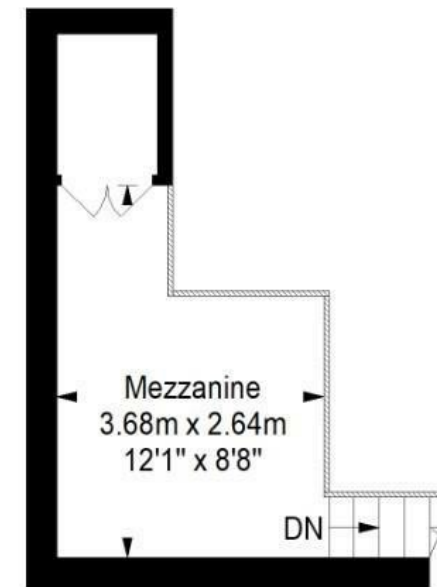
Approximate Gross Internal Area = 48.4 sq m/ 521.0 sq ft  
(Excludes Mezzanine)

Mezzanine = 10.3 sq m/ 110.9 sq ft

Total Area = 58.7 sq m/ 631.9 sq ft



Ground Floor



Mezzanine

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



**elephant** 

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