



Guide price £700,000

Albert Hall North North Green Street, Hotwells, Bristol, BS8 4NE

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX

Tel: 0117 370 0557

Email: clifton@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

Albert Hall North North Green Street Hotwells, Bristol, BS8 4NE

A characterful home with spacious interiors, a private courtyard and a sought-after location between Clifton Village and the Harbourside.

At the front of the property, the kitchen is fitted with butter-yellow cabinets and a white tiled worktop, creating a warm and inviting atmosphere. Adjacent, the exceptionally spacious living/dining room enjoys wooden floors and neutral walls, providing a calm backdrop. A fireplace offers a focal point to the space, while built-in shelving within each alcove is both practical and attractive. With ample proportions, the room can easily be arranged into distinct lounge and dining areas. A large sash window and arched French doors allow natural light to pour in and open directly onto the private courtyard.

The walled courtyard feels particularly secluded and is currently arranged with outdoor seating, making it the perfect spot for summer entertaining. From here, steps lead down to the cellar, which contains two rooms and a bathroom. Both rooms are currently used for storage but offer exciting potential to be renovated into additional bedrooms, a home office or studio space.

At the heart of the home, a striking spiral staircase winds gracefully upwards, with a wrought-iron bannister sweeping alongside it. Above, an ornate ceiling rose adds further period detail to this elegant feature.

The first floor is home to three bedrooms. The primary bedroom is a bright and spacious retreat, with an arched sash window and characterful arched alcoves. It also benefits from an en suite with a corner shower and built-in cabinetry for storage. The second bedroom is similarly well-sized and features the same arched details, while the third bedroom, painted in

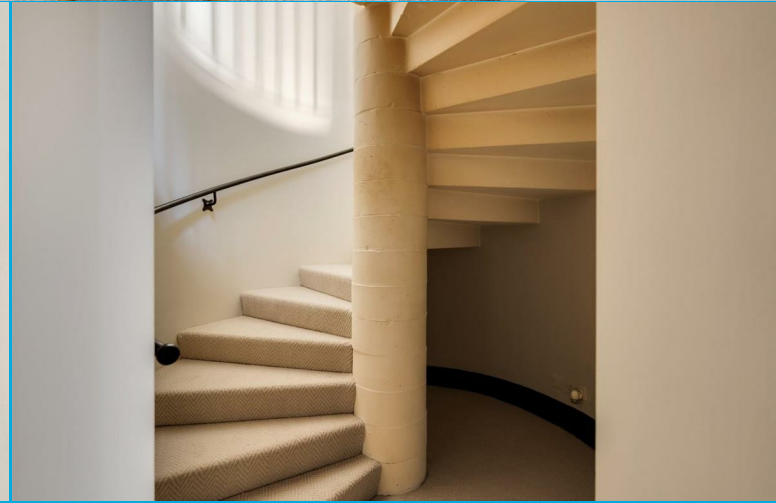
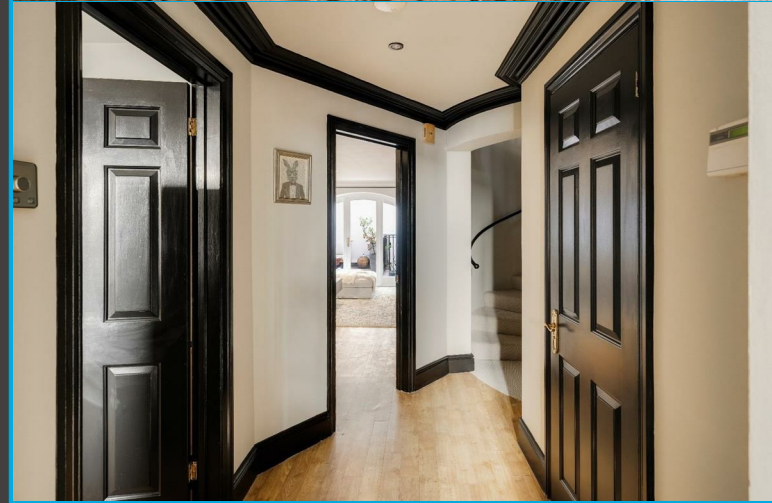


soft green tones, includes a sash window and useful built-in storage.

A family bathroom with a shower-over-bath, white tiling and open shelving completes the floor, alongside a separate w/c and a large hallway cupboard.

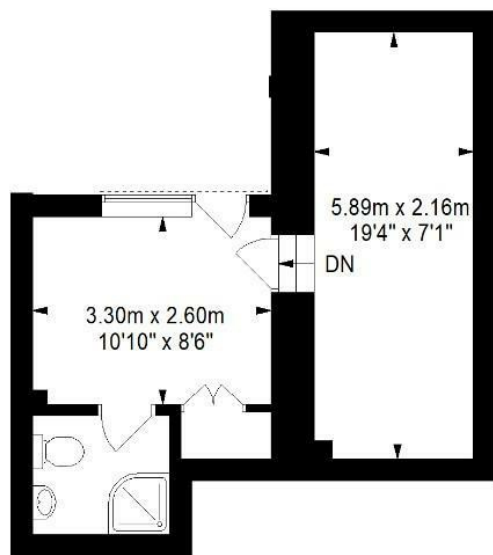
Perfectly located on a peaceful street, Albert Hall North is ideally positioned between the vibrant Harbourside and the cafes, restaurants and boutiques of Clifton Village.



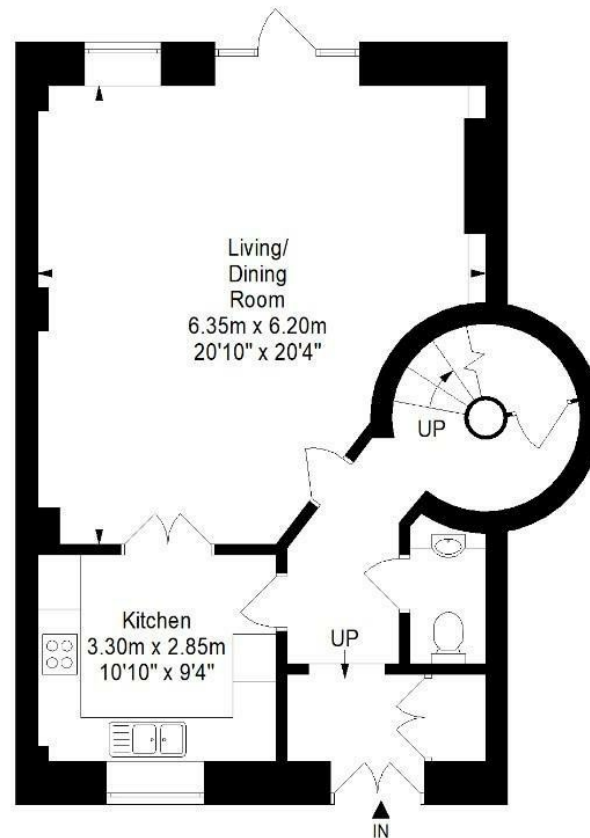


Albert Lodge North, North Green Street, Bristol, BS8 4NE

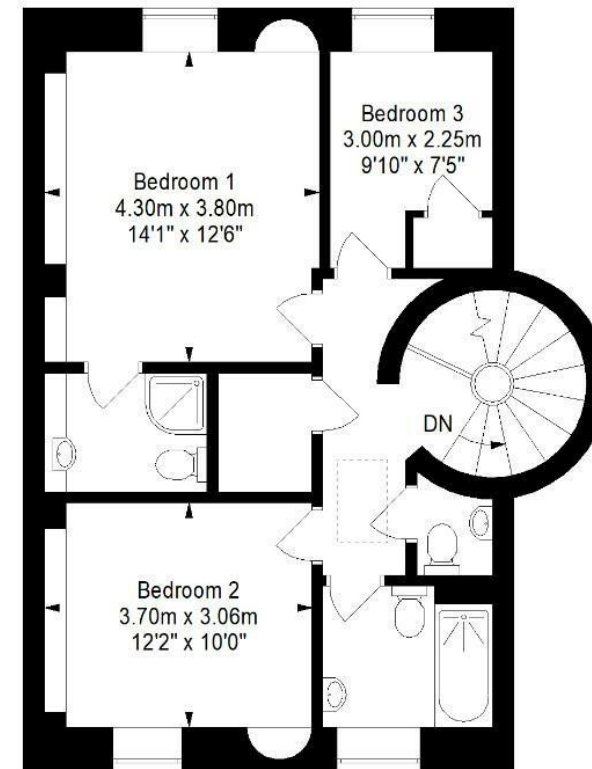
Approximate Gross Internal Area = 157.2 sq m/ 1692.1 sq ft



Lower Ground Floor



Ground Floor



First Floor

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 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 		



elephant 

Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk