



£695,000

Garden flat Victoria Square, Bristol, BS8 4ES

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A beautifully presented flat in the heart of Clifton Village, featuring the rare luxury of a generously sized private garden. Stone steps lead down to the entrance courtyard, which offers an attractive and secluded approach to the home, with flagstones underfoot, neatly panelled storage, and space for plants or outdoor seating.

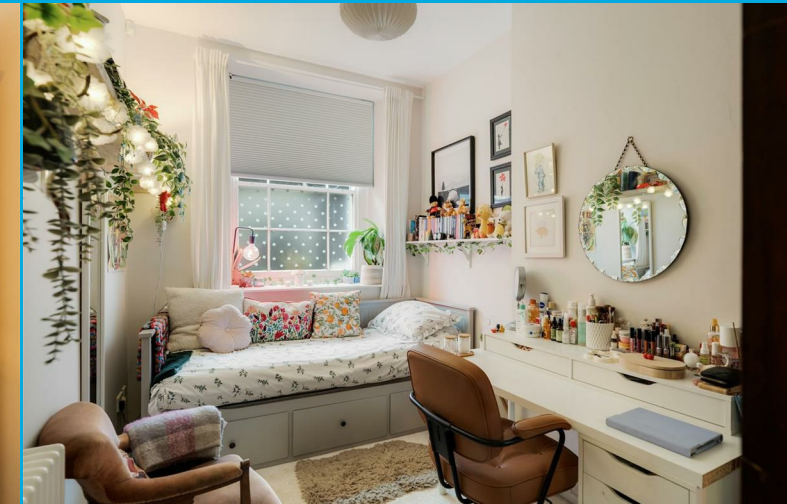
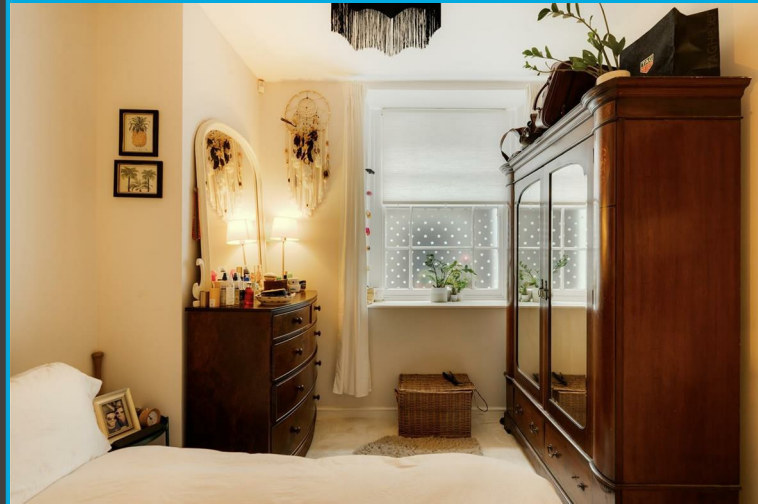
From here, there is access to both the main flat and the renovated cellar spaces, which have been thoughtfully restored by the current owners. One is now used as a practical utility area, complete with a fitted sink, while the adjacent room, with a window overlooking the courtyard, offers excellent flexibility as a studio or home office.

Across the courtyard, the front door opens into the central hallway of the main flat. At the front of the home are two comfortable bedrooms, both featuring sash windows that look out to the courtyard and soft carpeting underfoot, creating calm and inviting spaces.

The main bathroom includes a spacious walk-in shower, a basin and toilet, as well as characterful green patterned tiling across the floor. At the end of the hallway is a convenient additional w/c.

The kitchen has been beautifully designed with a contemporary finish. Deep green cabinetry runs along one wall, providing ample storage alongside integrated appliances. Marble Quartz worktops contrast elegantly with the green-tiled splashback, and open shelving offers space for display or additional storage.

Adjacent, the open-plan living and dining room is a generous, welcoming space ideal for relaxing or entertaining. A decorative fireplace provides a



charming focal point, while bespoke alcove storage, with shelving to one side and closed cabinetry to the other, adds practicality. A large sash window floods the room with natural light, complemented by a ceiling rose that adds period charm. A doorway leads to a further room, ideal as a study, snug, or peaceful reading nook.

Externally, the rear garden is a true highlight and a rare find in this sought-after area, stretching to around 70ft in length. Accessed from the kitchen, steps lead to a decked terrace currently arranged with outdoor sofas, perfect for morning coffee or evening drinks. A few further steps ascend to a paved patio with space for dining and a barbecue. The expansive lawn is framed by a stone wall and mature planting, while a second seating area with a pergola sits at the far end, offering a sheltered spot to unwind.

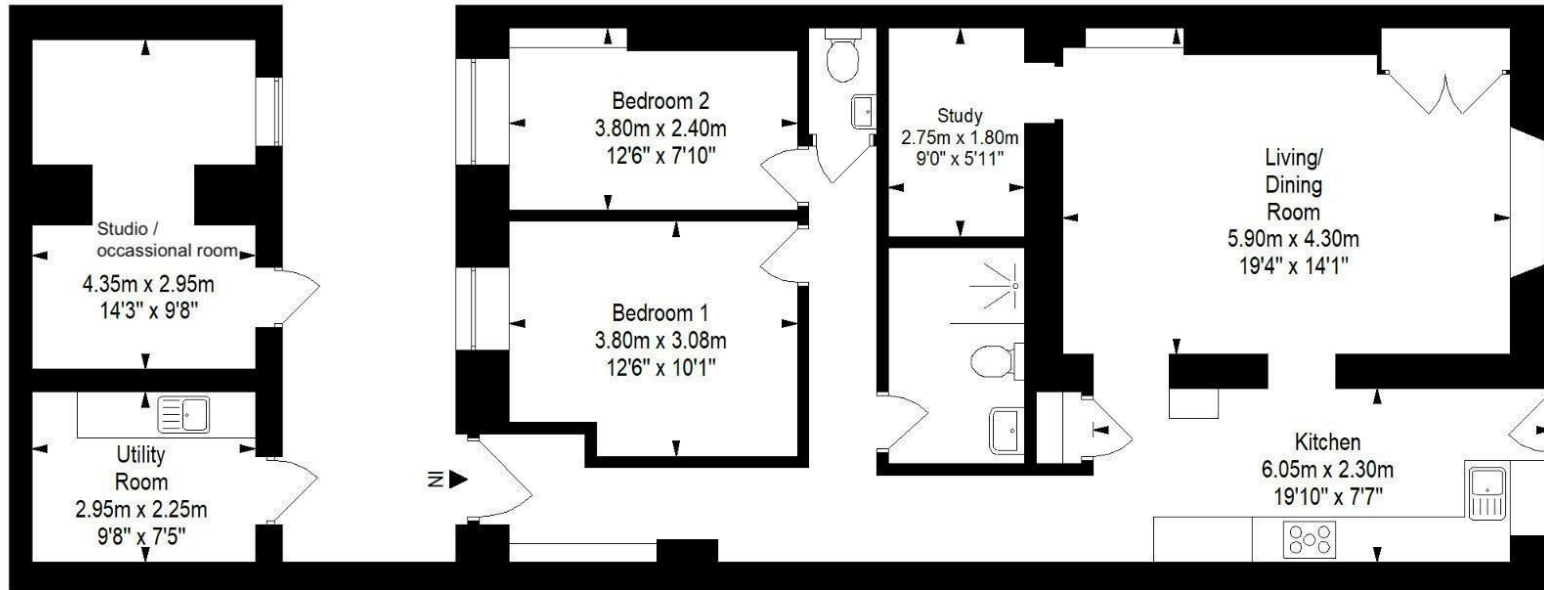
This flat is a genuine gem in an exceptional location, just moments from the green space of Victoria Square and the many cafés, restaurants, and boutiques that make Clifton Village such a desirable place to live.





Garden Flat, Victoria Square, Clifton, Bristol, BS8 4ES

Approximate Gross Internal Area = 114.8 sq m/ 1235.7 sq ft
(Includes Utility/ Bedroom)



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	



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