

estate agents **auctioneers**



**Garden Flat, 4 Eaton Crescent, Clifton, Bristol, BS8 2EJ**  
**Offers In Excess Of £450,000**

The Garden Flat at 4, Eaton Crescent is part of this peaceful and very sought-after crescent which is a prime example of a late-19th-century town design, semi-circular terraced crescent.

- Exceptional Terrace
- Superb Location
- Two Double Bedrooms
- Study
- Large Rear Private Garden
- Communal Garden
- Gas Central Heating

#### The Property

This spacious three bedroom (two double) apartment occupies the lower ground floor of this impressive Victorian style terrace. The property benefits from its own private entrance via a few steps from the front garden and a useful external covered large corridor leading directly to the spacious garden at the back.

At the front of the apartment is the generous size reception room flooded with natural light with the large bay windows and fitted with an elegant cast iron fireplace. Adjacent is the kitchen with sufficient space for wall and floor units and breakfast table. The current owner has made full use of the large hallway as a dining area.

There is a fully tiled shower room with main beds shower cubicle plus w/c and, in the room adjacent, a separate w/c with sink. Bedroom one also benefits from direct access to the patio and the large walled garden while bedroom two enjoys a lovely prospect over it. There is too, the possibility (subject to consent) to expand this room into bedroom three/the internal office.

The private garden benefits from its own solid store room (c115sqft) currently used to store garden tools and furniture has potential for future conversion. The garden is partially paved to the front with plenty of space for table and chairs and the rest of the garden is accessed via a few steps to the well-established organic vegetable patches.

The property is a unique opportunity to acquire a large garden apartment in a prime location and it could make an ideal beautiful home for first time buyers, a family or investors.

#### Location - Clifton

Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre, all within walking distance. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and golf course whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads Station. Nearby Clifton Down Station is a branch line to the main station.

The Garden Flat at 4, Eaton Crescent is part of this peaceful and very sought-after crescent which is a prime example of a late-19th-century town design, semi-circular terraced crescent. Residents of the crescent solely enjoy use of the semi-circular, private communal garden which forms the setting for Eaton Crescent housing within the Clifton conservation area.

The communal garden is informally planted with grass, shrubs and lime trees.

A choice of well rated Ofsted nurseries, primary and secondary schools are all within walking distance.

#### Other Information

Tenure: Share of Freehold with the flat being on a residue of 999 year lease.

Management Company: 4 Eaton Crescent Management Ltd

Management Fee: The management fee is on a 'ad-hoc' basis

Parking: Clifton East (CE) Residents Parking Zone

Council Tax Band: D

#### Please Note

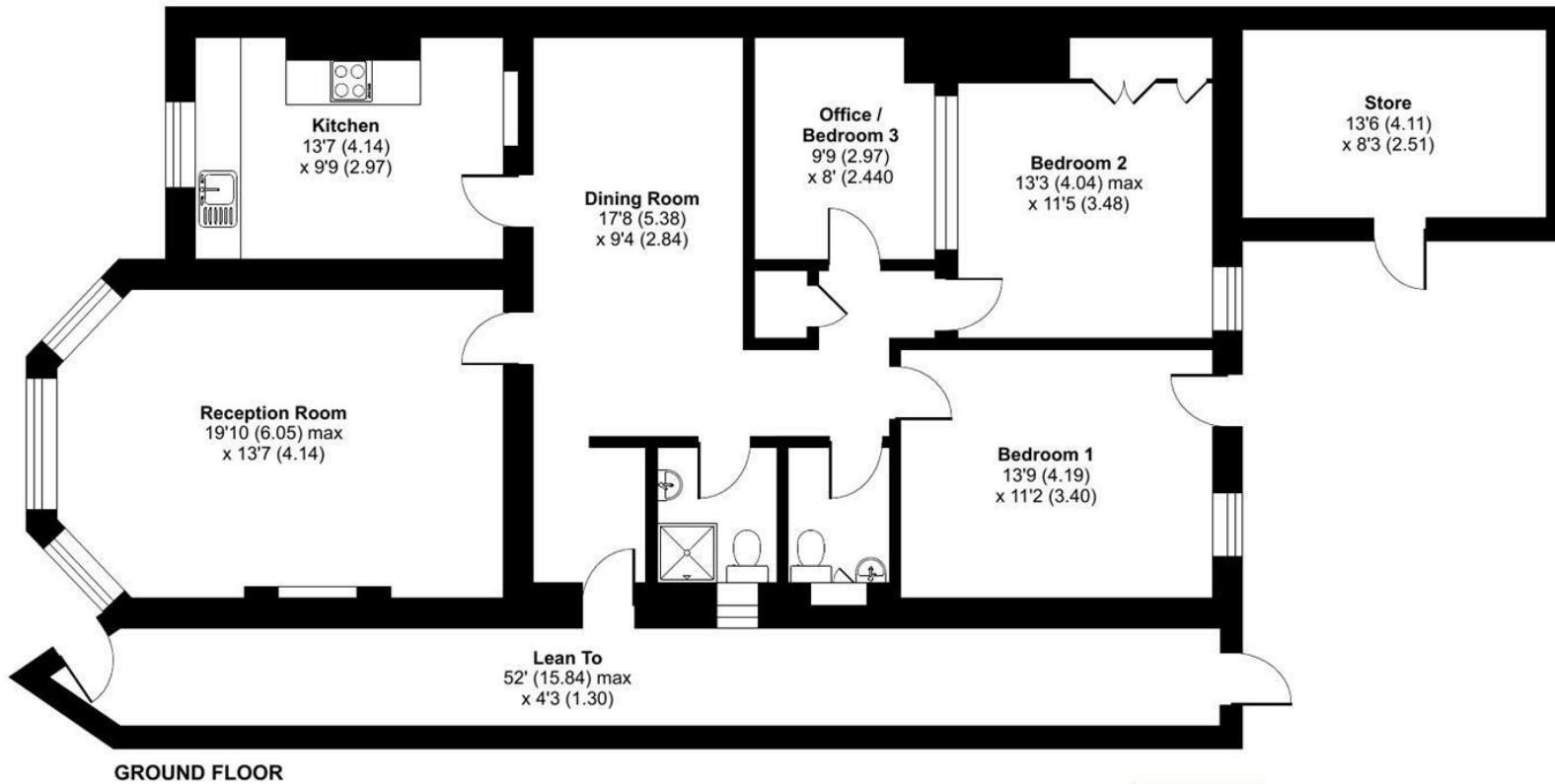
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# Eaton Crescent, Bristol, BS8

Approximate Area = 1185 sq ft / 110 sq m (excludes store / lean to)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2021. Produced for Hollis Morgan. REF: 837464



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
67	77
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>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(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

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