3, 10 Whatley Road, Clifton, Bristol, BS8 2PU

£425,000

A generously proportioned 1151 Sq ft first floor 3 bed period conversion positioned in a Prime Clifton Location. No Onward Chain

- Clifton Location
- Spacious reception room
- Separate kitchen
- Three double bedrooms
- Study/storage room
- Period features
- Gas central heating

The Property
Set on the desirable Whatley Road, just off St John's Road side, this beautifully presented first floor apartment offers more space than most, effortlessly blending charming period character with practical modern living.
Step inside to discover a wonderfully light and airy reception room at the front of the property, where large sash windows—accented with exquisite coloured stained glass—bathe the room in natural light. Ornate cornicing, a classic dado rail, and a striking cast iron fireplace with marble surround add an elegant touch, while the generous layout easily accommodates both a comfortable lounge and dining area.
Adjacent to the reception room, the separate kitchen is equally well-appointed, featuring sleek white gloss cabinetry, light brown worktops, and a full range of integrated appliances including a gas hob, electric oven, extractor fan, fridge freezer, washing machine, and dishwasher—making this a space as practical as it is stylish.
The apartment offers three well-proportioned double bedrooms. The principal and second bedrooms are peacefully positioned at the rear, offering a quiet retreat from the vibrant local scene. The main bedroom also benefits from another beautiful cast iron fireplace with marble surround, adding warmth and character. The third bedroom sits to the side and includes a convenient adjoining storage room, ideal for use as a walk-in wardrobe or additional workspace.
A smartly finished bathroom, complete with a white three-piece suite and shower over the bath, also enjoys natural light through its own window.
High ceilings, period features, and a superb location combine to make this apartment a standout opportunity in one of Clifton's most desirable pockets.

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. 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 walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

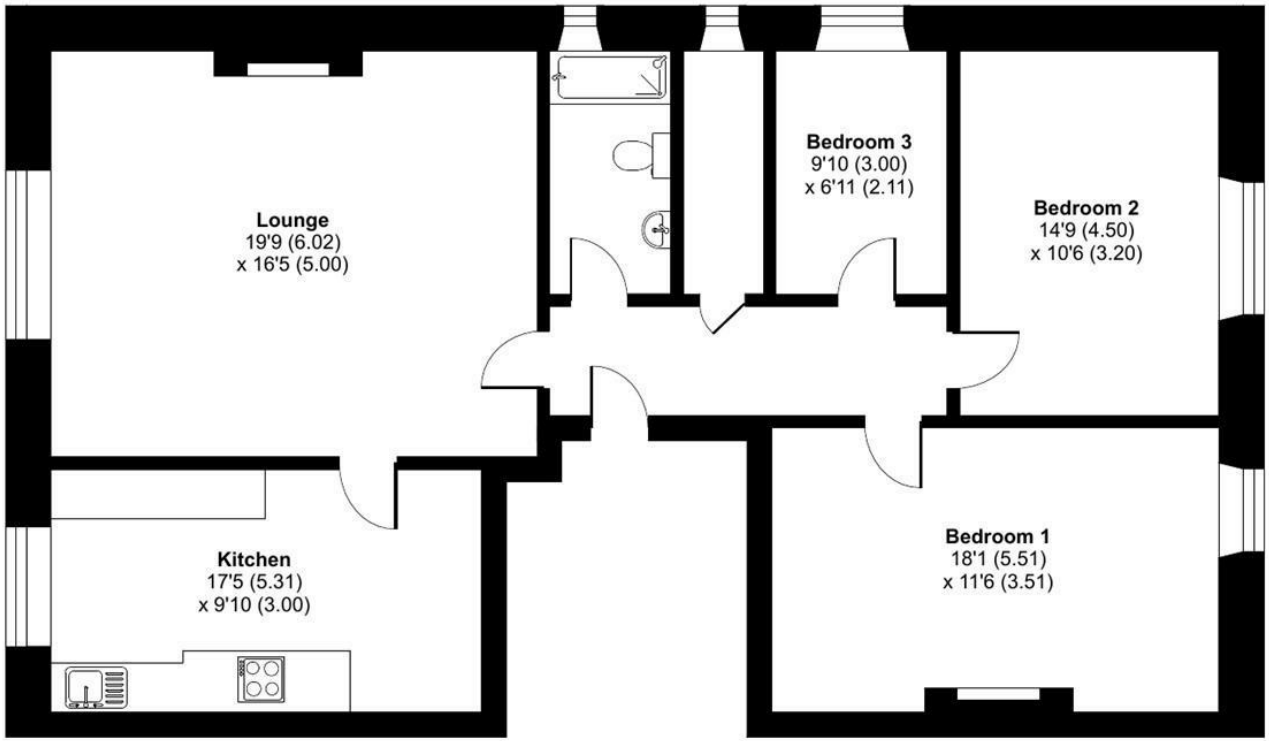
Other Information
Leasehold999 years from 1st January 1979
Ground rent: £10 pa
Management Fee: £83 pcm
Council Tax Band: D

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

Whatley Road, Clifton, Bristol, BS8

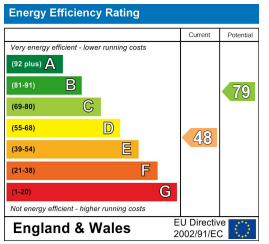
Approximate Area = 1151 sq ft / 107 sq m

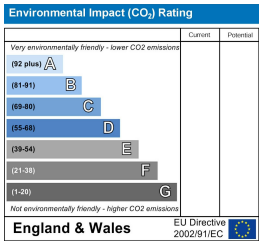
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF: 1277833





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

www.hollismorgan.co.uk | post@hollismorgan.co.uk

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

hollis
morgan