

# THE MAISONNETTE, 31 ROYAL YORK CRESCENT

CLIFTON • BRISTOL





# THE MAISONETTE

## 31 ROYAL YORK CRESCENT

CLIFTON • BRISTOL • BS8 4JU

*An exceptional Grade II listed extended maisonette with spectacular views, private gardens and garaging*

Drawing room • Dining room • Contemporary extended kitchen/  
breakfast room

Master bedroom • Two guest bedrooms • Contemporary family  
bathroom

Garden room • Sunny private gardens • Private balcony and  
communal gardens and garaging

Clifton Village 0.1 miles

Whiteladies Road 1 mile • Temple Meads 2.8 miles

Bristol airport 8.2 miles

(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





### Situation



The property is within easy walking distance of Clifton Village with its range of shops, banks, restaurants and other services, while Whiteladies Road is approximately a mile in the opposite direction.



Bristol Old Vic, Bristol Hippodrome and Colston Hall can all be found in the City Centre



Pleasant walks can be found at Ashton Court



Royal York Crescent is well positioned for schools with Clifton College, Clifton High School and Christchurch Primary School, Queen Elizabeth Hospital, Bristol Grammar School, Badminton School and are all within a short distance.



Royal York Crescent is well positioned for schools with Clifton College, Clifton High School and Christchurch Primary School, Queen Elizabeth Hospital, Bristol Grammar School, Badminton School and are all within a short distance.

### For Sale Leasehold

The Maisonette, 31 Royal York Crescent is one of Clifton's most exceptional two storey apartment's found in the prestigious address of Royal York Crescent. The accommodation is flexible and generous with a strong emphasis on its beautiful southerly views across the city.

The ground floor offers a flexible footprint benefiting from the original Georgian features, proportions and high degree of natural light. To the front, an exceptional drawing room with two large sash windows and working shutters with beautiful open feature fireplace with pillared stone surround and deep recesses to either side. Coupled with cornicing and a ceiling rose, this spacious room flows to its separate dining room, again with elegant fireplace and deep set sash windows overlooking the rear gardens.

A quite exceptional feature of this impressive home is the contemporary kitchen/breakfast and garden room to the rear. A bespoke kitchen benefits from a range of integral appliances including two fridge freezers and the five ring gas hob complimented with Corian work surfaces and dual SMEG ovens. From here an architect designed glass extension opens into the garden creating a further place to entertain or simply to relax. Completing the accommodation at this level a useful tiled wet room and guest WC.



A spectacular master bedroom enjoys the views across the city to Dundry with large sash windows and French doors opening to a near full width private balcony. This superb room affords further period features such as ceiling rose and tall ceilings with feature fireplace. Completing the accommodation are two further spacious guest bedrooms serviced by a contemporary tiled family bathroom with an abundance of storage.

#### Parking

Garage in front of the property and CPZ controlled zoned parking.

#### Gardens and Grounds

31 Royal York Crescent enjoys the sole use of private level rear garden which blend patio and established areas of flowering shrubbery which make the most of the deceptively quiet and peaceful location. Situated along the rear boundary room a glazed summer room has multiple uses and could, with the necessary consents, be further extended.

It is useful to note that from the sun room a useful pathway leads you direct to Princess Victoria Street. The occupants are also entitled to the communal gardens to the south of the Crescent.

#### Services

All mains services are connected. Gas fired central heating.

#### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

#### Local Authority

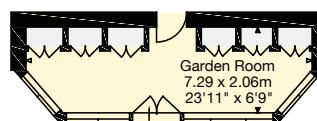
Bristol City Council: Telephone 0117 922 2000

#### Viewing

Strictly by appointment with agents Knight Frank Tel: 0117 317 1999.

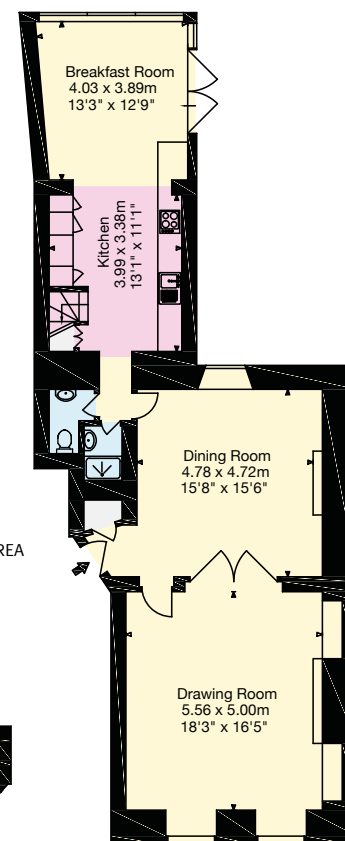
APPROXIMATE GROSS INTERNAL FLOOR AREA  
(No less than)  
184 sq.m (1,990 sq.ft)

Garden Room  
(No less than)  
14 sq.m (160 sq.ft)

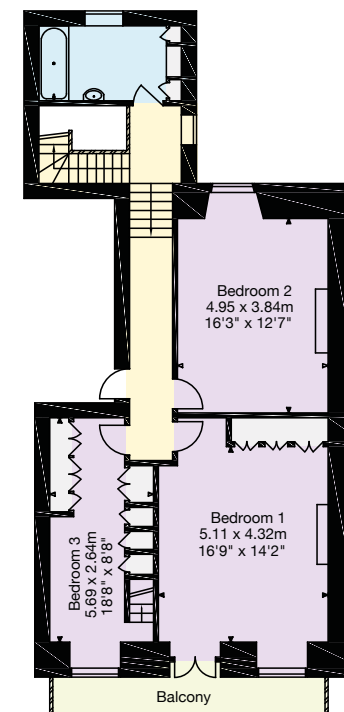


Garden Room  
7.29 x 2.06m  
23'11" x 6'9"

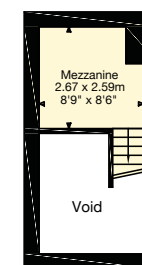
- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



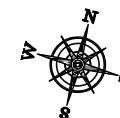
Ground Floor



First Floor



Mezzanine Floor



0117 317 1999

Regent House, 27a Regent Street  
Clifton, Bristol BS8 4HR

bristol@knightfrank.com

KnightFrank.co.uk



This brochure is  
environmentally  
friendly

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Details and photographs dated May 2018. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.