



## 102 BRIDGE HOUSE

Sion Place, Clifton, BS8 4BW



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An elegant first floor apartment; complete with a generous private terrace, superb views of the Clifton Suspension Bridge, gated off-street parking and on-site concierge.

\* 1379 SQ. FT LATERAL FIRST FLOOR APARTMENT WITH LIFT ACCESS \* PRIVATE PAVED TERRACE WITH BEAUTIFUL VIEWS ACROSS TO THE SUSPENSION BRIDGE \* FIVE DAY A WEEK FULL CONCIERGE SERVICE \* ALLOCATED OFF-STREET PARKING SPACE \* WONDERFULLY CONVENIENT FOR CLIFTON VILLAGE \* STUNNING RECEPTION ROOM WITH 15' CEILINGS \* SMALLBONE OF DEVIZES OAK KITCHEN \* EXCEPTIONAL MASTER BEDROOM SUITE \* GUEST BEDROOM AND SEPARATE SHOWER ROOM \* RICH IN PERIOD DETAIL THROUGHOUT

## Situation

Bridge House is an iconic Clifton landmark, built in 1865 as the prestigious Clifton Down Hotel. In 2007 the property was completely refurbished to provide just 18 high specification lateral apartments, retaining many of the building's historic period features and highlighting the building's fabulous position opposite Brunel's famous Clifton Suspension Bridge.

Apartment 102 is just one of four properties in the building to enjoy private outside space, with sensational views across the park to the bridge. The property is moments away from the heart of Clifton village, with its array of independent boutique shops, bars, coffee shops and restaurants such as The Ivy Clifton, Cote Brasserie and the Hotel Du Vin at The Avon Gorge.

Access to the open countryside is literally just over the bridge, with acres of woodland walks in Leigh Woods and The Downs just to the north.

Bristol is famous for its range of independent schools and two worldclass universities; with Clifton College just under a mile away; Bristol Airport just under 8 miles away and Bristol Temple Meads Train Station 2.5 miles away providing convenient access to London by train and by car (M4 7 miles), and mainland Europe by air.







## For Sale Leasehold

From the stunning communal entrance hall, complete with concierge desk, 102 is situated on the first floor accessed via an elegant sweeping staircase, or from the whisper quiet lift located almost at the apartment's front door.

Immediately on entering the property, the fabulous ceiling height is apparent, and the principle rooms are flooded with natural light from its westerly orientation.

The welcoming entrance hall has oak flooring and, via glazed double doors complete with period fanlight above, opens into an elegant and beautifully proportioned reception room.

With three, arched, floor to ceiling sash windows, oak flooring and a wonderful, original marble fireplace with cast iron insert and a slate hearth. There is plenty of room for a dining table and chairs and with a ceiling height of over 15', this room has a fabulous feeling of space with views out over the private terrace towards Brunel's Suspension bridge.

The ceiling is rich in period detail, picked out by bespoke lighting illuminating the recessed cornice work. The terrace is accessed by one of the three sash windows, really bringing the outside in and making it the perfect spot for a lunch or evening sun-downer watching the sunset over the bridge beyond.

Double doors open from the reception room into the Smallbone of Devizes Kitchen, again flooded with light from a double height sash window. The oak cabinets, with granite worktops, provide plenty of storage and the kitchen is completed by an integrated washer/dryer, dishwasher, microwave, under-counter fridge and an electric oven with a four ring ceramic hob.



The master bedroom is quite simply a stunning space, complete with one of the finest bathrooms in Bristol. Twin sash windows provide plenty of the light. There is an integrated double wardrobe and a large recessed walk-in wardrobe.

Stairs lead up from the bedroom to a beautiful mezzanine bathroom suite, complete with glazed balustrade overlooking the bedroom below. Finished with walk-in "his and hers" shower, a twin ended bath and "his & hers" sink this a dream space to unwind or to refresh and start the day. An opaque glazed door leads through to a cloakroom providing a w.c and bidet. The bathroom is finished with underfloor heating, tiled floor and a wall mounted heated towel ladder.



Bedroom two is a generous size, with an oversize sash window and integrated double wardrobe. This bedroom is served by a separate guest shower room, beautifully finished with an over-size shower cubicle, w.c and wash basin. The tiled floor again benefits from underfloor heating and there is also a wall mounted heated towel ladder.

### Outside

Accessed via any of the three sash windows in the reception room is a delightful west facing "roof terrace" – arranged over the building's large entrance portico.

The terrace affords plenty of space for an alfresco meal and a drink or two overlooking Brunel's dramatic Clifton Suspension Bridge and is the perfect vantage point from which to enjoy the annual International Balloon Fiesta.

To the rear is a gated residents car park with one space allocated to Apartment 102 – with access onto Gloucester Street, a charming cobbled street leading directly onto The Mall.

Household rubbish disposal is managed via an integrated rubbish chute located within a dedicated service room on each floor of the building. A convenient recycling bin is also located in this space with contents being removed by the concierge.

### Services

Mains electricity. Communal heating and hot water system metered to each apartment on a per use basis. Mains water and drains. Broadband and telephone subject to contract with supplier. Alarm system.

Five day a week concierge. Video entry system and communal CCTV.

EPC: C

### Local Authority

Bristol City Council: Tel 0117 922 2000

Directions: BS8 4BW



# Bridge House, Clifton, Bristol BS8 4BW

Approx. Gross Internal Area  
1379.0 Sq.Ft - 128.11 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

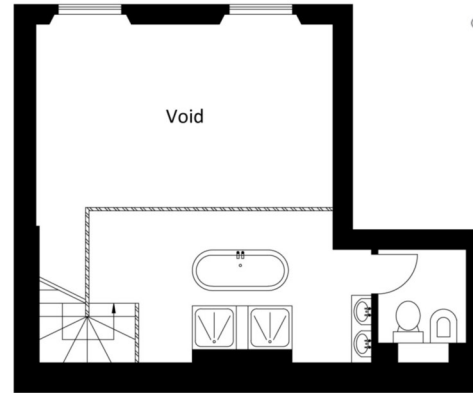


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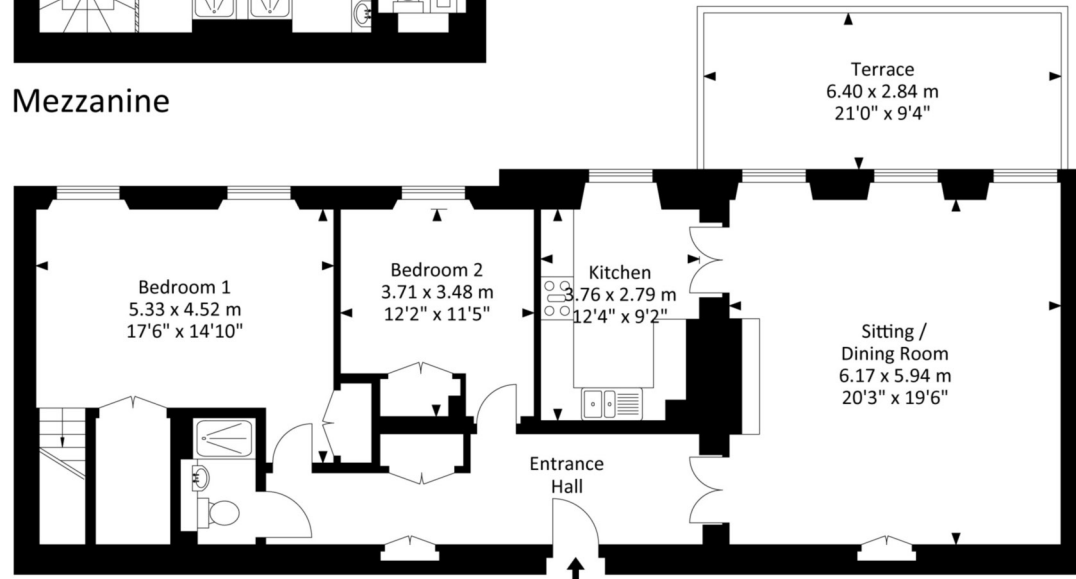
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Mezzanine



First Floor