



£465,000

5B Cotham Lawn Road, Cotham, Bristol, BS6 6DU

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5B Cotham Lawn Road Cotham, Bristol, BS6 6DU

A stylish and spacious, three bedroom, first floor apartment in a prime position on the Cotham/Redland border. The property is set within this handsome stone Victorian Villa on a wide road, with easy parking, and a privately owned piece of garden to the rear.

A pathway leads to a covered entrance and front door to the building. On entry, you are welcomed by a generous hallway and a grand staircase with good natural daylight from the atrium window above. 5b Cotham Lawn Road is a newly renovated, three-bedroom first floor flat with an entrance leading directly into an ample hallway linking all rooms.

The bright and airy living room at the front of the property has sash windows, ceiling coving, a picture rail, and space for both seating and dining. The adjacent kitchen/ dining room is fitted with a range of sleek, handleless units with integrated appliances, an undermount sink and an induction hob. This room is also bright with southerly facing sash windows and has features including a shadow gap ceiling along with ample space for a dining and entertaining. The living room, kitchen, diner and hallway all have a new engineered oak floor which provides a sense of space, linking the front rooms of the flat to the three carpeted bedrooms.

The en-suite master bedroom is quiet, spacious and airy; with sash windows and views over the garden with far-reaching rooftop views beyond. The second double bedroom has two sash windows to the side aspect and an adjacent bathroom fitted with a contemporary white suite, contrasting dark wood floor and an integrated vanity unit. The third bedroom has sash window facing the side aspect and would easily suit an office for home-working.



This lovely home is spacious, light and bright throughout. The prime location is 500 meters from Whiteladies Road with a number of popular cafes and restaurants close by on Cotham Hill and Chandos Road.

Offered with no onward chain.

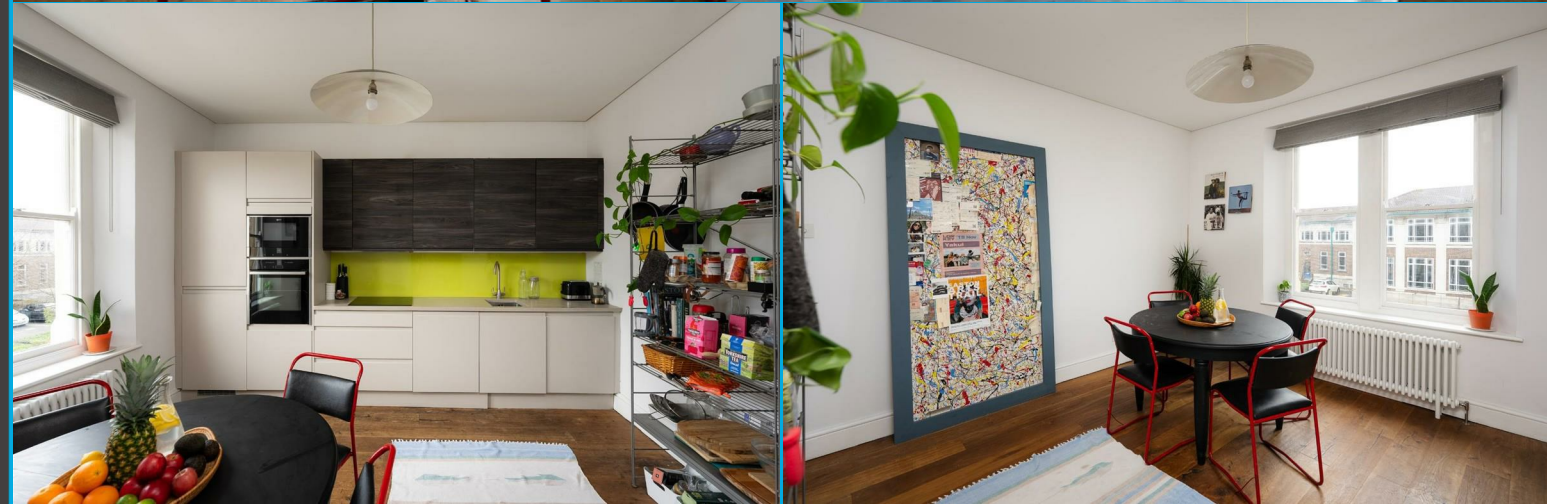
Vendor's comments

"We've lived in our lovely apartment for the last 7 years, in which time the entire apartment and all communal areas have been refurbished to a very high standard - 5B is just one of 3 apartments in this large Victorian Villa. The apartment is quiet, spacious and filled with natural light, with stunning bay windows in the large kitchen and separate living room.

Cotham Lawn Road is ideally located between the sought after suburbs of Cotham, Clifton, Redland and Montpellier the location is perfect for everything Bristol has to offer: Just five minutes stroll from the 'Village-Vibe' of the newly pedestrianised Cotham High Street with its independent shops, restaurants and bars. The area boasts some of Bristol's finest restaurants including the Michelin starred: Wilson's and Bulrush and much loved Bravas, Muiño, Salt Rock, Pazzo and Snobby's, to name a few.

Cotham Lawn Road is a great location – quiet but in easy walking distance of all of the amenities of both Clifton and the Gloucester Road. Located between Clifton Downs and Redland rail station there is also easy 15-minute access to Temple Meads with trains every half-hour. With area has beautiful grand Gothic buildings set amongst Georgian Bath Stone and Victorian houses. There are many tree-lined roads, with parks and green spaces, perfect on summer days, such as the green at Redland Church, Cotham Gardens or the University Gardens on St Michael's Hill.

Our flat is ideally located between Cotham Hill and Chandos Road, if it's pubs you're looking for then Kingsdown Vaults is a must visit and from our flat you can throw a stone and hit one of Green Man,



Highbury Vaults, Kensington Arms or Cotham Porter Stores. A good pub is not unique to Cotham (many areas of Bristol boast brilliant and quirky pubs) but these are some of the best, offering a mix of real ales and great food.

Cotham sits at the top of a hill and much like beer, wine or your soda and lime, Bristol's night time economy also pools at the foot of the hill. The nearest late-night establishments are based in the city centre or Gloucester Road, and this means that in the evenings Cotham is a very quiet suburb to soak up a quiet night in.

If you want to join the party, then Bristol City Centre is around a 15/20 minute walk or a short cycle. Just a few minutes down the hill to the east is Cheltenham and Gloucester Road, running through the popular areas of St Andrews, Bishopston and down into Montpelier, lined with more hugely popular bars, restaurants and shops.

TOP TIPS: The West facing enclosed private garden is a great place to soak up the evening summer sun and have a BBQ – there is ample space to store garden furniture, bicycles and other garden equipment. The master bedroom is quiet and secluded where you can enjoy the unspoilt far-reaching views over north Bristol.

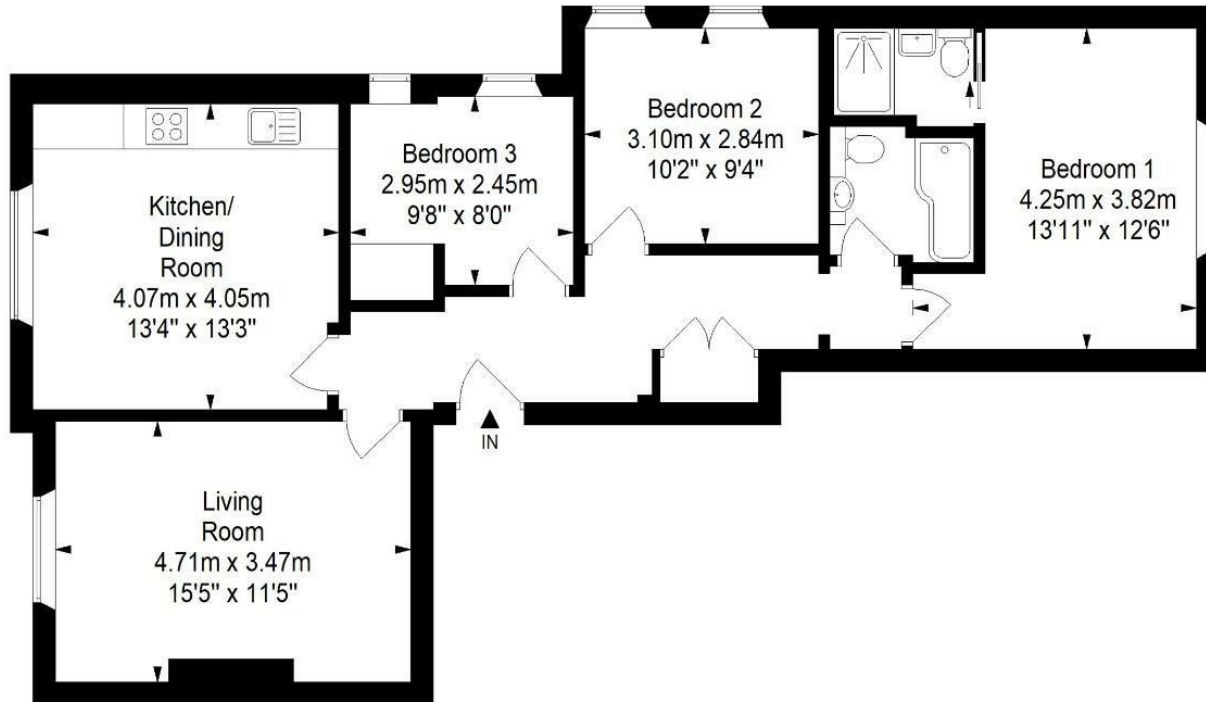
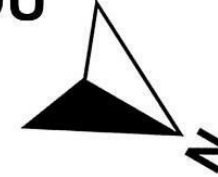
The property benefits from new electrics, boiler, flooring/carpet and double-glazed sash windows - the freeholder owns the ground-floor apartment and has a shared interest in keeping the property well maintained throughout.

WHEN YOU VISIT: Take a walk down Cotham Hill, with its Village atmosphere it is one of Bristol's most unique streets which has been recently pedestrianised boasting a laid-back continental café culture."



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Approximate Gross Internal Area = 82.5 sq m/ 888.1 sq ft



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			77
(55-68) D		56	
(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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