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Unit 4.17 Paintworks, Brislington, Bristol, BS4 3EH

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£390,000

**\*\* NO ONWARD CHAIN\*\*** Hunters BS4 are delighted to offer to the market this beautifully converted loft apartment, designed to make the most of the building's industrial charm. Unit 4.17 is part of the conversion of the original low-storey factory. With soaring ceilings, exposed ductwork, and a spacious open-plan layout, the loft features a mezzanine floor overlooking the main living area, creating a stylish and airy feel. The modern kitchen and functional bathroom contrast perfectly with the building's historic details, while large windows and a private balcony provide far reaching views of the surrounding area.

The converted factory at Paintworks is a stunning blend of industrial heritage and contemporary design, offering a unique living and working environment in one of Bristol's most creative hubs. Retaining its original character with exposed brick walls, steel beams, and large factory-style windows, the space is flooded with natural light and boasts a raw yet refined aesthetic.

Located in the heart of the Paintworks development, the factory conversion is surrounded by a vibrant community of independent businesses, cafés, and galleries, all within easy reach of Temple Meads station and Bristol city centre. It's a perfect mix of history and modern comfort, ideal for those looking for something a little out of the ordinary.

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GROUND FLOOR  
949 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1292sq.ft. (120.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Unit 4.17 Loft Apartment

Open Plan kitchen and Living Area

Living Area-Triple aspect room with double glazed screen windows and doors plus two skylights, radiators, double glazed patio doors leading to the balcony

Kitchen-The Magnet kitchen, with NEF oven, induction hob, half size Bosch dishwasher, and soft close drawers, has a Brazilian natural slate stone floor and original factory windows.

Utility Room

Single glazed window to side, plumbing for washing machine, sink drainer. wall mounted combi boiler

Bathroom

Original factory window and part brick walls. Three piece suite with mixer shower over the bath, radiator, ‘Dalsouple’ rubber floor.

Bedroom One

Window to front, radiator, carpet, loft access providing storage

Mezzanine Floor

A spiral staircase leads you up to the mezzanine floor which overlooks the living area, a room can be found offering multi use , currently being used as a music studio, with skylight and radiator.

There is also an old lift shaft providing usable space.

Balcony

Accessible from the living area this private balcony offers a tranquil space over looking the river Avon

Roof Terrace

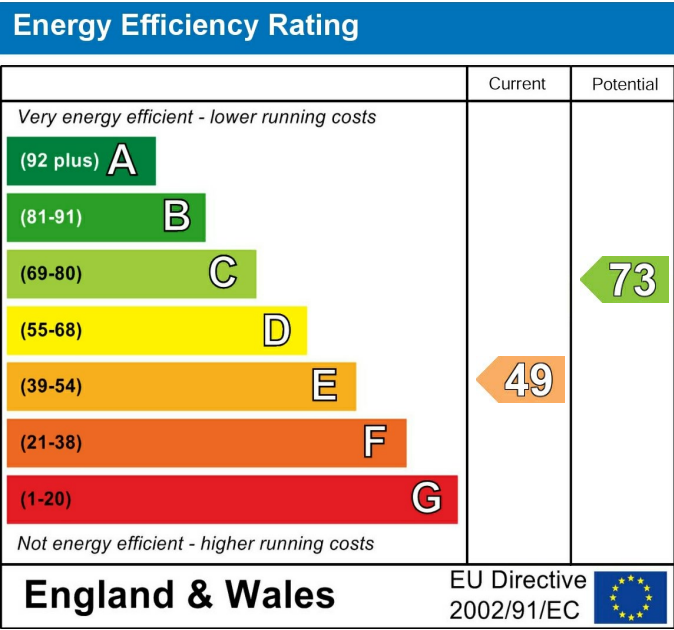
Share roof terrace with 9 other residents and maintained by all.

Off Street Parking

Situated in the car park to the front of the property and providing parking for one car- Visitor parking is also available on site

Leasehold

Ground Rent £150PA  
Service Charges Circa £2400 PA



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

