

# Top Floor Flat, 9 Lansdown Place West

Bath





# A Grade II listed, three-bedroom, top floor apartment with garden in a prime Bath location.

M4 (J17 or 18) 10 miles, Central Bath 0.3 miles  
(All distances are approximate).



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## Summary of accommodation

### Main House

Ground floor: Communal entrance hall

Top floor: Kitchen/Dining Room | Living Room | Three bedrooms | 2 Bathrooms | Store Room

### Outside

Rear walled garden



## Situation

Times and distances are approximate.

Lansdown Place West is one of the most sought after locations in Bath due to its elevated position overlooking the city.



a fine selection of schools - Kingswood and The Royal High schools are within easy walking distance as is St. Stephen's primary school, while Bath University is ranked in the top ten in the country by the Sunday Times.



The local community is well served, with the city centre just half a mile walk, offering easy access to all Bath's shops, restaurants, bars and entertainment facilities, as well as its wide range of cultural attractions. There's an active residents' association and The High Common and Victoria Park are within easy reach on foot.



Bath has a good range of sporting opportunities including golf, cricket, horse racing and rugby.





## The House

Number nine is a Grade II listed Georgian townhouse at the end of a convex crescent of nine terrace houses – the 'west wing' to the prestigious Lansdown Crescent. Built in the early 1790s, Lansdown Place West was designed by John Palmer and features beautiful architectural details from the period, including a dramatic curved bay with triple windows offering attractive views.

There are five apartments within number nine, all sharing the elegant entrance and hallway. Inside the top floor flat, the generous footprint and abundant light is clear. A large storeroom makes a good boot room and seating, surrounded by bookcases and set by a south-facing window, creates a welcoming entrance. Two generous bedrooms are to the left of the hall - the first has two windows to the front, an attractive fireplace and built-in wardrobes. The second, currently used as a study, also has a period fireplace and its views west across Somerset Place.

The kitchen/dining room has been updated by the current owners, with red units, Corian worktops and plenty of built-in storage. There's a Neff oven and hob with extractor fan, as well as integrated appliances.

A third bedroom is positioned between a shower room and the main bathroom and has an east facing window; this apartment has views in every possible direction!

The highlight has to be the living room with its curved, triple bay which adds light and space to an already generous room. Features include original shutters, picture rail and fireplace.





## Gardens and Grounds

Number nine's large rear garden is divided so that each residence has its own space. The garden for the TFF is reached via a door in the garden wall, and runs the length of it, separated from other gardens with hedging and shrubs, so creating a private space. There's a shed and two seating areas, one gravelled, the other paved. Flower beds are packed with trees (fig and apple), mature shrubs and perennials; it's a tranquil, secluded and sunny spot.

## Property Information

**Tenure:** Share of Freehold.

**Services:** We are advised that mains water, electricity, gas and drainage are connected to the property.

The communal spaces are self managed, with each apartment contributing approximately £1,000 pa.

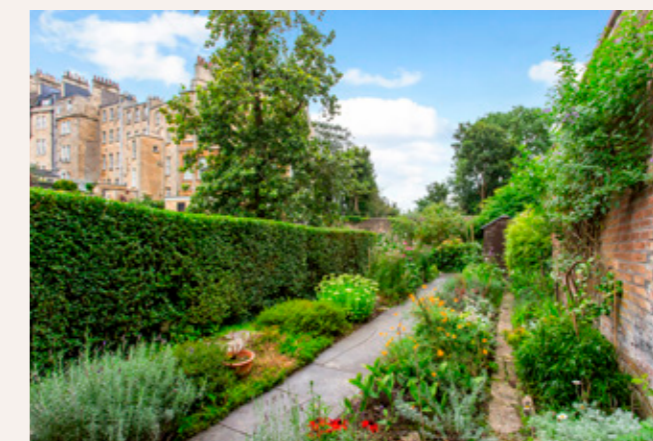
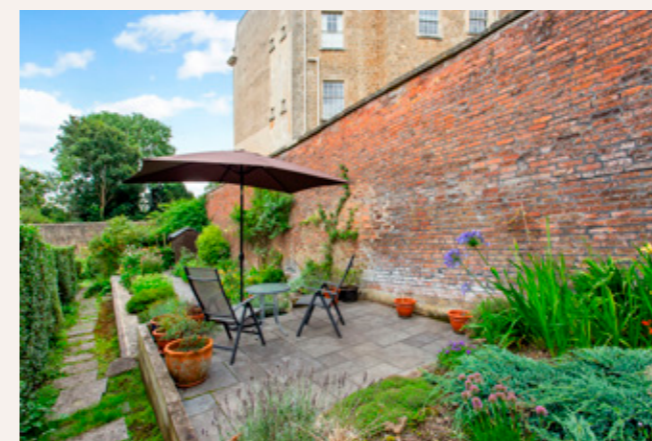
**Local Authority:** Bath and North East Somerset - 01225 477000

**Council Tax:** Band D

**EPC:** Exempt

**Directions (BA1 5EZ):** From Queen Square proceed up Gay Street and follow the road around to George Street. At the junction turn left into Lansdown Road. Follow this road up past Camden Crescent and turn left into Lansdown Place East, this will lead you to the Crescent, beyond which is Lansdown Place West.

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

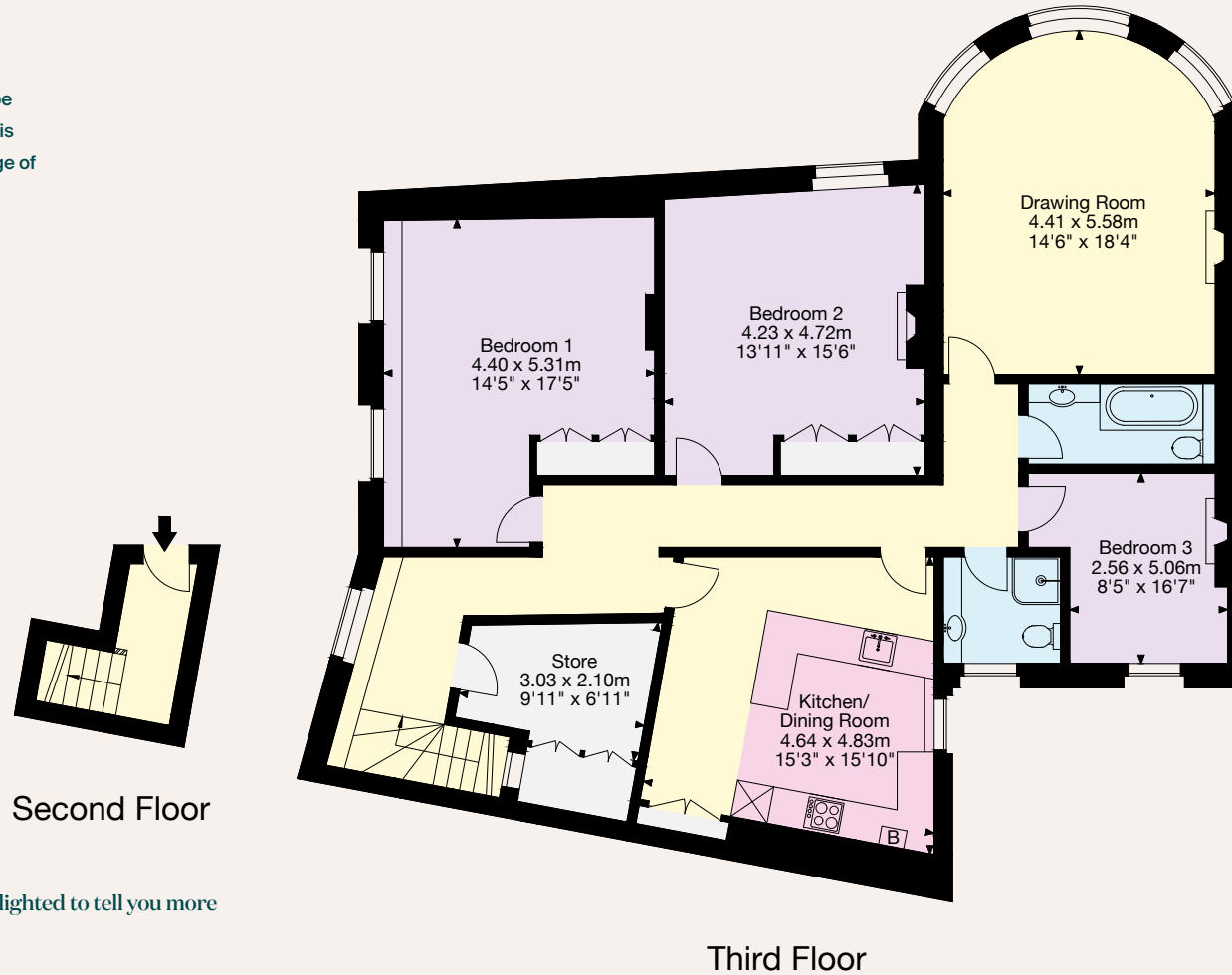




## Approximate Gross Internal Floor Area

Total Area = 139 sq.m / 1,493 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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