

# Electricity House, Colston Avenue, Bristol City Centre

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# An exceptional three bedroom penthouse maisonette with wraparound sun terrace and parking for two cars.

## Location

Electricity House is one of Bristol's most iconic Art Deco buildings found in the heart of Bristol city centre. This outstanding building, initially designed by the architect Sir Giles Gilbert Scott, was converted into 84 luxury apartments in 2014 by Crest Nicholson. There are many high quality amenities close by including the vibrant waterfront and Park Street, which offers numerous independent shops, deli's and restaurants. Further shopping is found in Cabot Circus, which includes Harvey Nichols and many other popular shops.

## Description

The penthouse enjoys accommodation of circa 2000 ft.<sup>2</sup> arranged over two floors, capitalising on outstanding views which incorporate the waterfront, Nick Walkers "Vandal" artwork and the Wills Memorial Tower. Lift access opens up to a lobby solely used for this penthouse.

A particular feature is the striking sitting/dining room and kitchen which faces south. Fully glazed, these contemporary rooms create a spectacular place to entertain or simply to relax. There is access to a wraparound sun terrace and a bespoke kitchen enjoys a range of high-end integrated appliances and an abundance of storage, with an extensive additional utility room. Completing the accommodation on the ground floor there is a guest bedroom with luxurious en suite shower room and further guest WC.

The apartments first floor incorporates two generously proportioned bedroom suites, both with extensive wardrobe space and serviced by a fabulous en suite shower and bathroom facilities.

The penthouse benefits from a wraparound sun terrace with impressive cityscape views. Within the development there is additional storage, seven day a week concierge and secure allocated parking for two vehicles.

## Property information

**Tenure:** Leasehold, approximately 116 years remaining

**Local Authority:** Bristol City Council

**Council Tax Band:** F

**Service Charge:** £8,000 per annum

**Ground Rent:** N/A





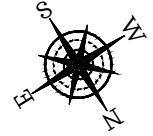
### Approximate Gross Internal Floor Area

Main House = 187 sq m / 2,013 sq ft

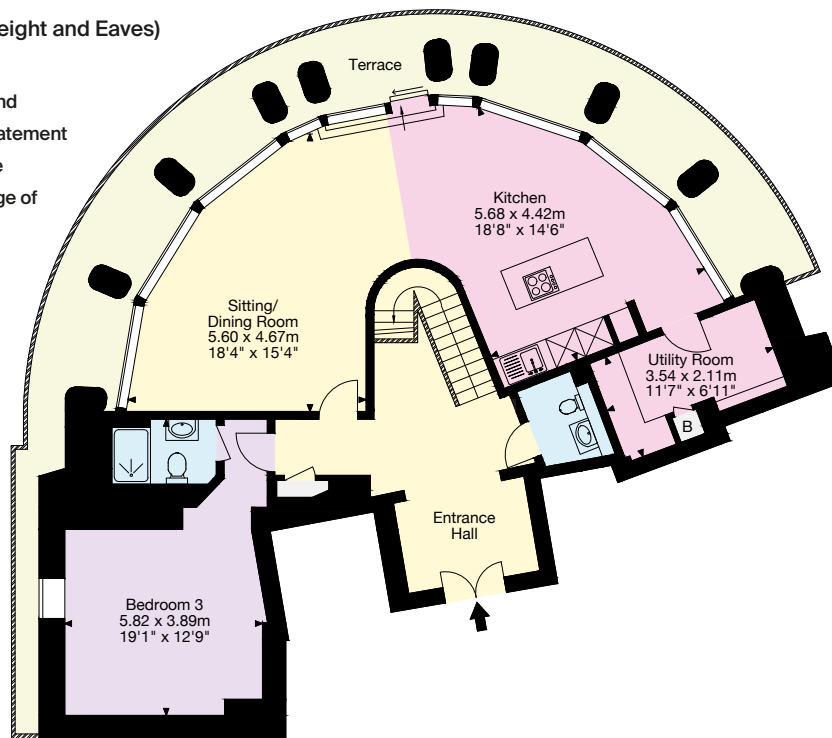
Outbuilding = 3 sq m / 36 sq ft

Total Area = 190 sq m / 2,049 sq ft

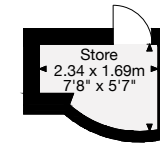
(Incl. Areas of Restricted Height and Eaves)



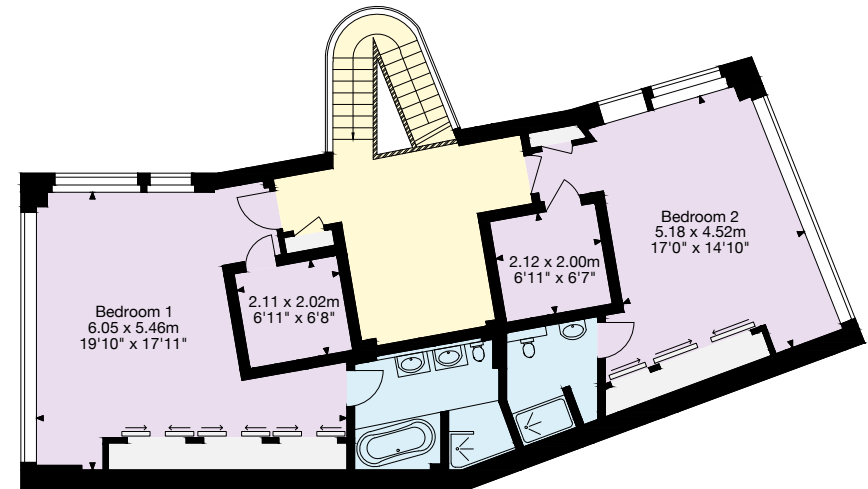
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fifth Floor



Outbuilding



Sixth Floor

Knight Frank Bristol

1 The Mall

Clifton

BS8 4HR

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I would be delighted to tell you more

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Particulars dated July 2023. Photographs and videos dated July 2023.

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