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FFF, 25 Royal York Crescent, Clifton, Bristol, BS8 4JX
Offers In Excess Of £550,000

A Grand First Floor Georgian Apartment on the Iconic Royal York Crescent

- Iconic Grade II listed Crescent
- First Floor apartment with balcony
- Grand reception room
- Two double bedrooms
- Ensuite shower room
- Mezzanine level
- Stunning views
- Wealth of period features

The Property

Positioned on the first floor of Bristol's most prestigious Georgian terrace, this elegant apartment sits proudly on Royal York Crescent, Clifton, a location celebrated for its striking architecture, sweeping scale, and elevated views over the Avon Gorge and city beyond. Once home to a girls' school attended by Eugénie de Montijo, future Empress of France, this address is steeped in history and charm. Spanning approximately 1,100 sq ft, the apartment offers refined and generously proportioned living across two bedrooms, two bathrooms, and a striking open-plan living space. At its heart is a spacious reception room and kitchen area, flooded with natural light via two grand sash windows. This room opens directly onto a private balcony framed by cast iron railings and a charming canopy, the perfect spot to take in uninterrupted views over the rolling countryside. Period features abound, from high ceilings and ornate cornicing to a large fireplace with cast iron surround, dado rails, and original shutters. The kitchen is neatly integrated with wall and base units, a Belfast sink, electric oven and induction hob. In the hallway, a convenient storage cupboard offers space for a washing machine and dryer too. The primary bedroom, quietly positioned at the rear, boasts impressive proportions, two sash windows, a feature fireplace, and a tranquil outlook. To the front, the second bedroom enjoys elevated views across Clifton's rooftops and greenery and direct access to the balcony. A beautiful staircase leads to a mezzanine level, offering versatile additional sleeping or study space, along with ample built-in storage. The apartment is complete with a stylish ensuite shower room, and a well-appointed family bathroom featuring a classic three-piece suite.

Location - Clifton Village

Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgian and Victorian influences Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque "Village" offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

Other Information

Leasehold: 999 years from 5/05/2006
Ground rent: NA
Management Fee: £100 pcm
Council Tax Band:

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



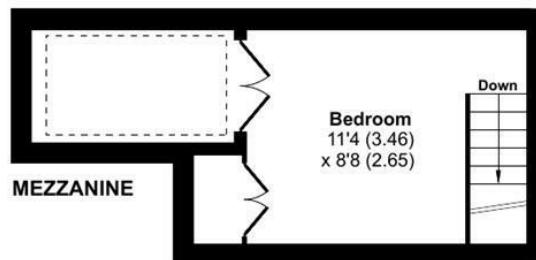
Royal York Crescent, Clifton, Bristol, BS8

Approximate Area = 1099 sq ft / 102.1 sq m

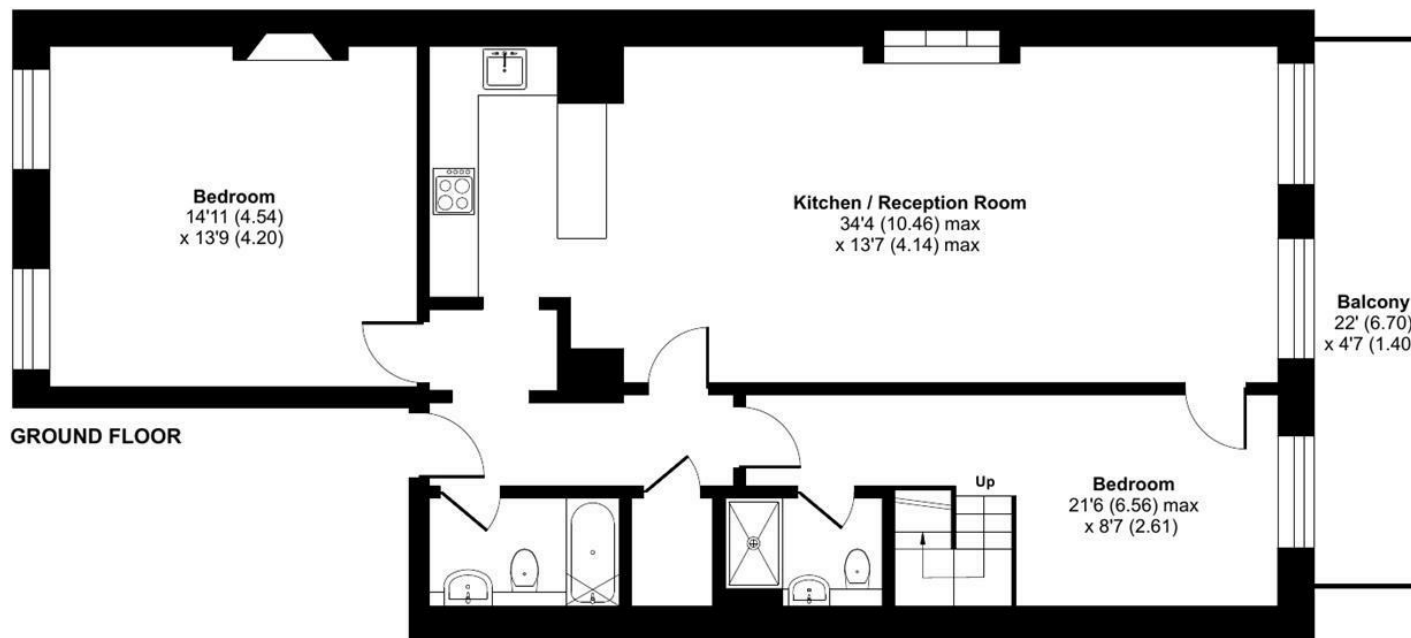
Limited Use Area(s) = 41 sq ft / 3.8 sq m

Total = 1140 sq ft / 105.9 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hollis Morgan. REF: 1356461



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