



£650,000

12 Kingsdown Parade, Kingsdown, Bristol, BS6 5UD

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12 Kingsdown Parade Kingsdown, Bristol, BS6 5UD

Perched at the top of a Grade II listed Georgian building dating back to circa 1765, this exceptional penthouse offers breathtaking panoramic views over Bristol. Situated on one of Kingsdown's most sought after streets, this unique home is perfectly placed for city centre living.

Upon entering through the communal entrance, shared with just one other property, a private staircase leads up to the penthouse level, where an impressive light-filled home awaits.

At the heart of the property is a generously sized living room, featuring floor to ceiling windows which open onto a private balcony. The space also features a wooden floor with underfloor soundproofing, as well as a gas faux log burner. On the balcony, panoramic views across the city and plenty of room for outdoor furniture makes it the perfect location to spend summer evenings.

Set down a few steps is the dining room, with solid wood parquet flooring, accommodating both a dining table as well as a desk area. The bay window and skylights above flood the room with light, while framing excellent views. Overlooking the dining room is a well-equipped kitchen with plenty of storage options offered by both floor and wall units, making it both practical and sociable - perfect for hosting gatherings or dinner parties.

Crossing the hall to other side of the property, you'll find three bedrooms. The master bedroom serves as a tranquil haven, complete with an ensuite bathroom. Two additional bedrooms provide flexibility for family, guests or a home office, complemented by a recently fitted, modern family bathroom.

Kingsdown feels like a quiet retreat while remaining



within easy reach of Bristol's city centre. The lively districts of Cotham and Stokes Croft are just a short stroll away, offering a fantastic selection of restaurants, cafes and bars. The area is well connected with excellent transport links, and is particularly convenient for Bristol University and Bristol Royal Infirmary, both being in easy walking distance.

Recently benefitting from a newly replaced roof, this remarkable property offers a rare opportunity to own a piece of history with all the advantages of modern city living.





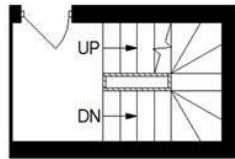
Top Floor Flat, Kingsdown Parade, Kingsdown, Bristol, BS6 5UD

Approximate Gross Internal Area = 151.9 sq m/ 1635.1 sq ft
(Excludes Reduced Headroom Area)

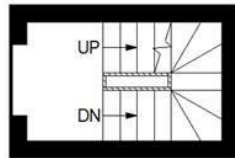
Reduced Headroom Area = 2.4 sq m/ 25.8 sq ft

Total Area = 154.3 sq m/ 1660.9 sq ft

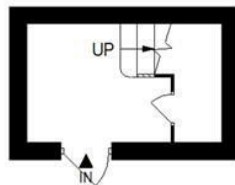
 = Reduced headroom below 1.5m / 5'0"



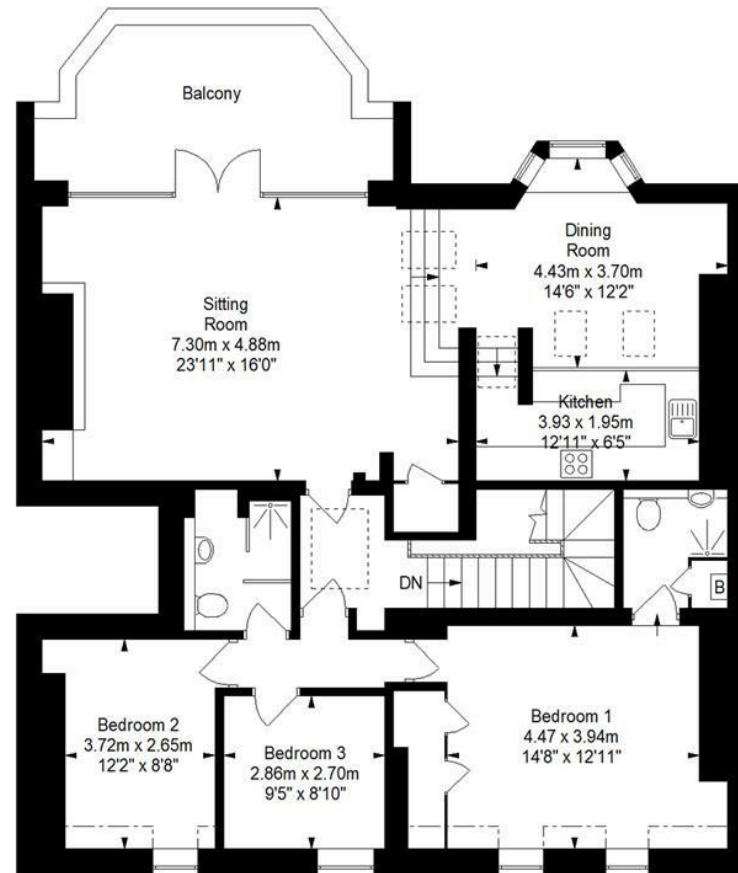
Second Floor



First Floor



Ground Floor



Third Floor

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



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