

whiteley helyar



2,305 ft²



3 bedrooms



2 bathrooms



off street
parking

Guide Price £825,000

Garden Flat, 39 Grosvenor Place, Bath, BA1 6BA

A stylish and highly distinctive Grade I Listed garden maisonette, offering over 2,300 sq. Ft of beautifully presented accommodation, arranged across the lower two floors of this imposing Georgian townhouse. The property has been sympathetically modernised in recent years to a high specification, beautifully blending contemporary comfort and Georgian charm. One of the most striking features is the glazed garden room extension to the rear, creating a seamless connection between the interior and the private garden. This light filled space benefits from solar control glazing and underfloor heating, with full height sliding doors opening directly into the garden, an exceptionally rare feature.

ACCOMMODATION

front and rear private entrance halls
kitchen dining room
glazed garden room with solar control, underfloor heating and sliding doors to garden
utility room
cloakroom
sitting room with exposed stone arches

study/family room
master bedroom enjoying both a dressing room and en-suite shower room
2 further double bedrooms
family bathroom
significant storage throughout

EXTERNALLY

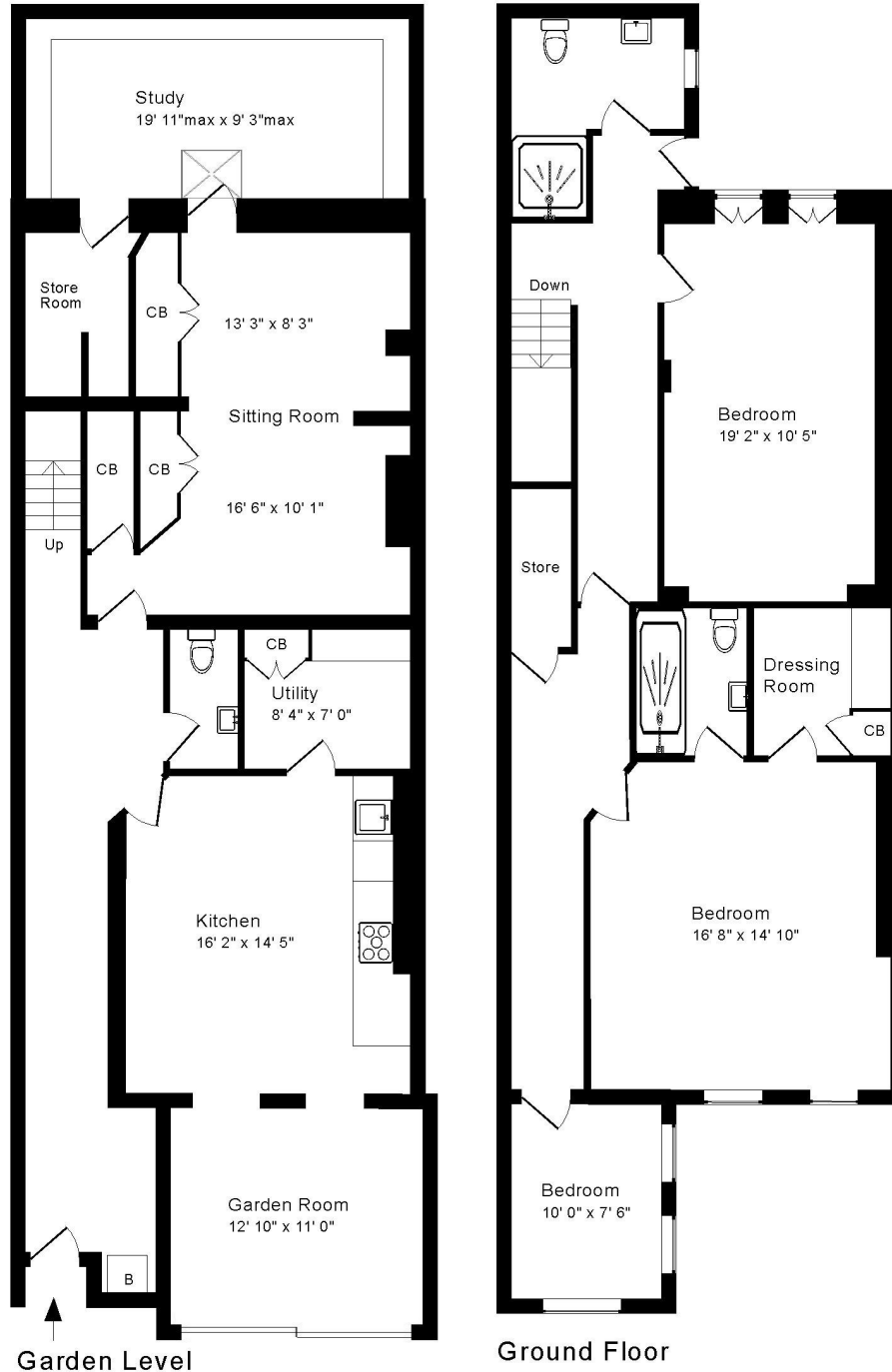
To the front is a small walled courtyard garden, providing direct access to Grosvenor Place and London Road. To the rear the property is a generous and thoughtfully landscaped private garden, featuring raised beds, mature planting including shrubs and fruiting trees. A large flagstone patio provides an excellent entertaining space, complemented by a more secluded seating area at the far end of the garden. Additional external features include a substantial double access timber garden store with power, gated rear access onto the driveway, a private off street parking space, and an electric vehicle charging point.

LOCATION

The apartment occupies a sought after and convenient position close to the excellent range of amenities in Larkhall. Walks along The River Avon and Kensington Meadows are close at hand, whilst the centre of Bath is less than a mile level walk away. There is also a very frequent bus service into Bath and beyond, and easy vehicular access to the M4 is available without having to cross the city.







Approx. Gross Internal Floor Area 2,305 Sq. Ft. / 214 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
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Tenure:- Share of freehold
Service charge:- £150PCM
Council tax band:- 'D' = £2,325.27 26/27