



**Connells**

The Leading Edge Hotwell Road  
Bristol



## Property Description

Set above the curve of Hotwell Road, this two-storey penthouse at The Leading Edge offers a rare blend of height, light and harbourside living. From the moment you step inside, the sense of elevation is immediate — full-height glazing draws your eye out towards the water, while the generous proportions of the main floor create a calm, open sweep of space.

The vast kitchen, dining and living area forms the heart of the home, anchored by a sleek contemporary kitchen with glossy cabinetry, integrated appliances and a breakfast bar. The room opens directly onto a wide balcony that runs the full width of the apartment, creating a natural extension of the living space and a perfect setting for outdoor dining or evening unwinding.

A double bedroom and a modern bathroom sit on this level, giving the lower floor real versatility for guests, family or workspace. A sculptural spiral staircase leads to the top-floor principal suite — a private retreat with its own balcony, full-height glazing and a stylish en-suite featuring double sinks and a walk-in shower.

Both balconies offer distinct experiences: one broad and sociable, ideal for entertaining; the other more intimate, perfect for morning coffee overlooking the harbour and skyline. With Clifton, the Harbourside and the city centre all within easy reach, this is elevated BS8 living with a distinctly Bristol soul — contemporary, connected and quietly indulgent.

## Entrance Hall

The hall features timber flooring, recessed ceiling lighting and a spiral staircase with wooden treads and a metal handrail. As shown in the photos, the styling of the staircase allows space for a desk or storage.

## Kitchen/Living Room

28' 9" max x 23' 3" max ( 8.76m max x 7.09m max )

A dramatic open-plan space spanning the width of the apartment, featuring full-height glazing and direct access to the main balcony. The kitchen features glossy grey cabinetry, an integrated oven, hob, microwave, fridge/freezer and dishwasher, a stainless-steel sink with black hardware and boiling hot tap, and a breakfast bar. Recessed ceiling lighting and timber runs throughout the space, with a wall-mounted TV point on the living side.

## Bedroom Two (lower Level)

11' 3" x 10' 9" ( 3.43m x 3.28m )

A bright double bedroom with double glazed window to the rear. Wall-mounted electric radiator and carpet finish.

## Bathroom

A modern bathroom comprising WC, wash hand basin and bath, fitted mirror, tiled walls, and an extractor fan. This bathroom also benefits from chrome hardware throughout, including a heated towel rail.

## Bedroom One (upper Level)

20' 5" x 10' 10" ( 6.22m x 3.30m )

A generous top-floor suite with full-height double glazed doors opening onto the private upper balcony. The room features a patterned feature wall, fitted flooring and a ceiling-mounted pendant light.

## En-Suite

A contemporary en-suite with a double sink vanity, two chrome taps, a large illuminated mirror, a walk-in shower with glass enclosure and tiled walls, a

wall-mounted heated towel rail and a WC positioned beneath a frosted double glazed window.

### Main Balcony

23' 9" x 8' 9" ( 7.24m x 2.67m )

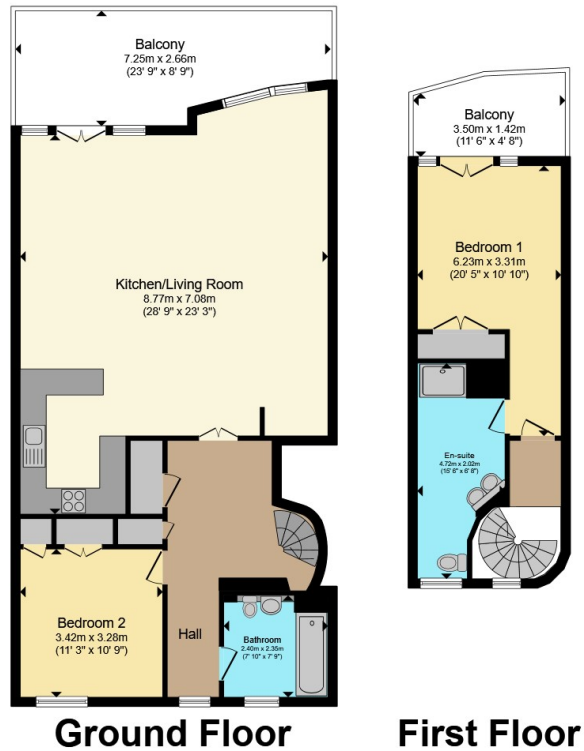
A wide, sociable balcony with decking, a curved rendered wall, metal railing, and integrated lighting.

### Upper Balcony

11' 6" x 4' 8" ( 3.51m x 1.42m )

An intimate balcony accessed from the main bedroom, with modern decking and metal balustrade.





Total floor area 122.7 m<sup>2</sup> (1,321 sq.ft.) approx

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To view this property please contact Connells on

**T 0117 966 4278**

**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

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BRISTOL BS3 1JN

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