



16-17 Royal York Crescent
Clifton, Bristol, BS8 4JX

 **RUPERT
OLIVER**
property agents

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An exceptional opportunity to acquire a piece of Clifton and Bristol's most prestigious history in this beautifully refurbished garden duplex apartment.

A fabulous garden apartment spanning circa 1750 sq ft across two floors | Fully refurbished to an exceptional standard throughout | Superb private sunny courtyard with two large outbuildings | Stunning sitting room with impressive ceiling height, large sash windows, and working shutters | High-specification fitted kitchen | Three spacious double bedrooms | Three beautifully appointed bathrooms | Internal study/transitional room | Large under-stair utility room

Situation

Royal York Crescent is perhaps the best known of the Georgian crescents in Clifton, renowned for its iconic architecture, far-reaching southerly views and reputation as the "longest Crescent in Europe". Constructed over a wide period from 1791 to 1820, it stands today as a magnificent testament to Georgian town planning and remains one of the most highly regarded historic addresses in the city.

Clifton village is literally on the doorstep, well known for its range of independent traders, cafes, restaurants and numerous boutique shops, whilst to the south is easy access to Bristol's famous historic floating harbour, and just to the north access to The Downs and The Observatory.

For Sale Leasehold

This extraordinary property is a rare opportunity to own an abundant, historic space that represents both a large footprint and very high specification finish throughout. During their ownership, the current owners have comprehensively refurbished the apartment. Benefiting from a modern heating system, new engineered oak flooring, full redecoration, a bespoke kitchen and luxurious bathrooms, the flat is presented in exceptional turn-key condition inside and out.

As you enter the flat a lovely transitional entrance space welcomes guests with a beautifully finished family bathroom straight ahead, complete with a heated towel rail, an oversized rain shower, attractive, tasteful tiling and built-in wall cabinets, all added in 2019.

Continuing along the hall, the first double bedroom boasts lovely period features, a large sash window for excellent natural light and ventilation, a full-size built-in cupboard and additional overhead storage perfect for suitcases. Adjacent is bedroom two; an even





larger double room offering substantial built-in storage and ample space for a king-sized bed, side tables, and a chest of drawers. A sash window provides wonderful light and a very pleasant outlook onto the rear courtyard.

The heart of the home is the meticulously designed kitchen which was put in in 2019, finished to a remarkably high specification with thick quartz countertops and under cupboard lighting. It features bespoke cabinetry, a high-spec Bosch hob and oven, a Samsung American fridge-freezer, a Bosch dishwasher and a dedicated wine fridge. A door and window open directly onto the patio, creating a seamless transition that serves as a wonderful space for alfresco dining.

To the right of the main entrance sits the stunning, spacious sitting room. Enhanced by engineered oak flooring, impressive ceiling heights and large sash windows complete with working shutters, this room is a spectacular space. Thanks to its generous proportions, it comfortably accommodates both a relaxing sitting area and a formal dining space.

To the side of the living area is a highly versatile transitional room situated between the upstairs and downstairs. Currently functioning as a potential extra bedroom, it would equally serve as an excellent home study or snug, complete with built-in coat storage and heating.

Lower Ground Floor

Descending the stairs reveals the exceptional third bedroom suite. This hugely spacious room features a rear Velux window that floods the space with sunlight, alongside a striking architectural archway next to the bed area that creates a stunning "stairway to heaven" effect. The bedroom effortlessly accommodates a king-sized bed and includes a built-in dressing area and wardrobe.

The accompanying en-suite has been recently finished to a very high specification with Losso Stone for the bath, toilet, sink and shelf that the sink sits on, the shower also serves as a fully functioning steam room with full controls and steam door. Cleverly utilizing the space beneath the staircase, a full utility room houses a washing machine, dryer, sink, and ample drying space, ensuring the footprint is used exceptionally well.

Outside

Through the lovely, spacious courtyard, the property benefits from two large, highly useful sheds. Both serve as excellent storage or workshop spaces to suit a variety of needs for potential owners. The courtyard itself is wonderfully sunny and captures much of the day's sun. Completely private, this space is perfect for summer barbecues, entertaining guests, or relaxing after a long day.

Services

Mains gas, electricity, water and drainage. Gas-fired central heating

Local Authority: Bristol City Council: Tel: 0117 922 2000

Directions: Post Code BS16 1FF

Viewing: Strictly by appointment with Rupert Oliver Property Agents



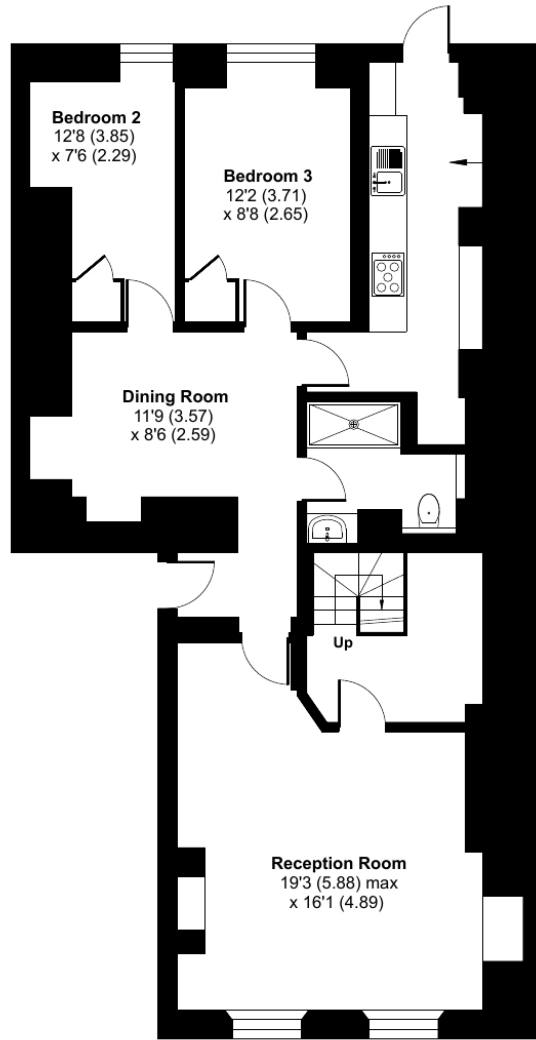
Royal York Crescent, Bristol, BS8

Approximate Area = 1494 sq ft / 138.7 sq m

Outbuilding = 106 sq ft / 9.8 sq m

Total = 1600 sq ft / 148.6 sq m

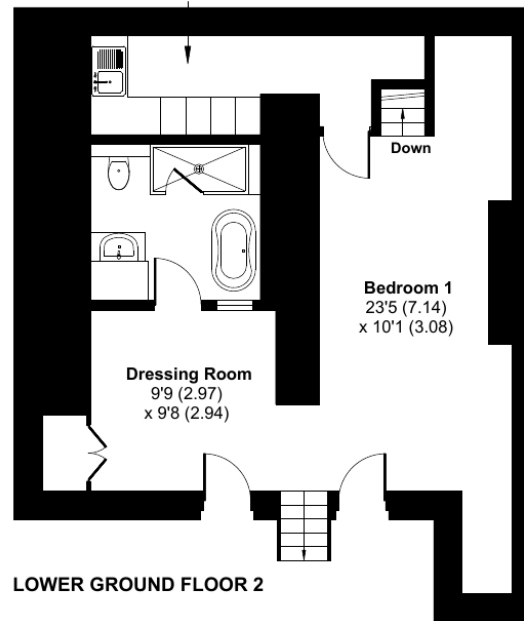
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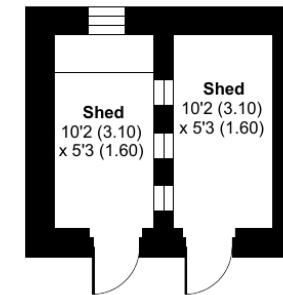
LOWER GROUND FLOOR 1

Kitchen
17'3 (5.27)
x 5'11 (1.81)

Utility
17'7 (5.35)
x 5'2 (1.58)



LOWER GROUND FLOOR 2



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Rupert Oliver Property Agents. REF: 1469285