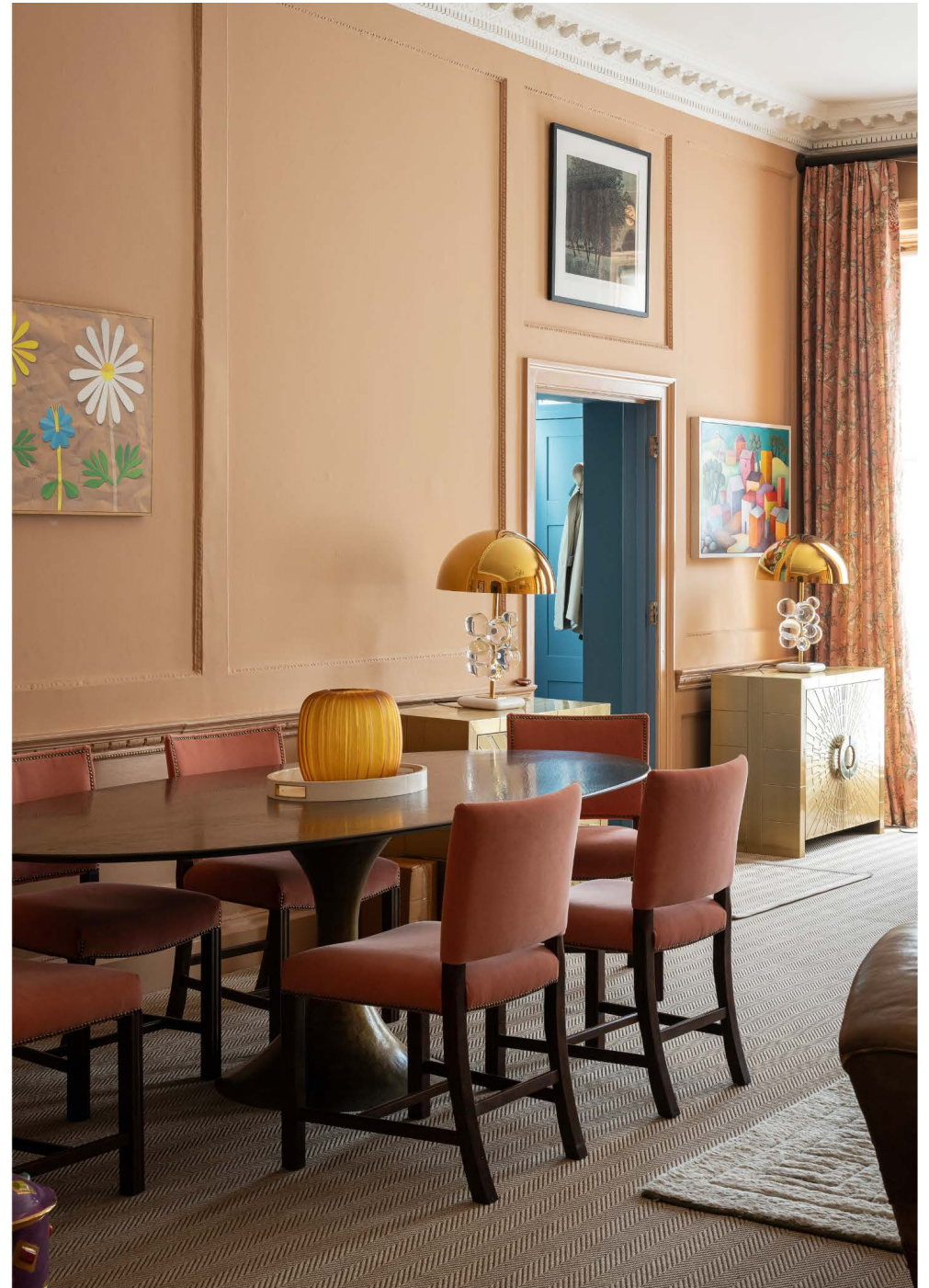




RIVERS HOUSE, GROUND FLOOR

Russell Street, BAI



EXCEPTIONAL GRADE II LISTED FLAT IN THE HEART OF BATH

A newly renovated luxury apartment with private courtyard and single garage in the quieter north side of the city centre.

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Services: We are advised that the property is connected to mains gas, electricity, water and drainage.

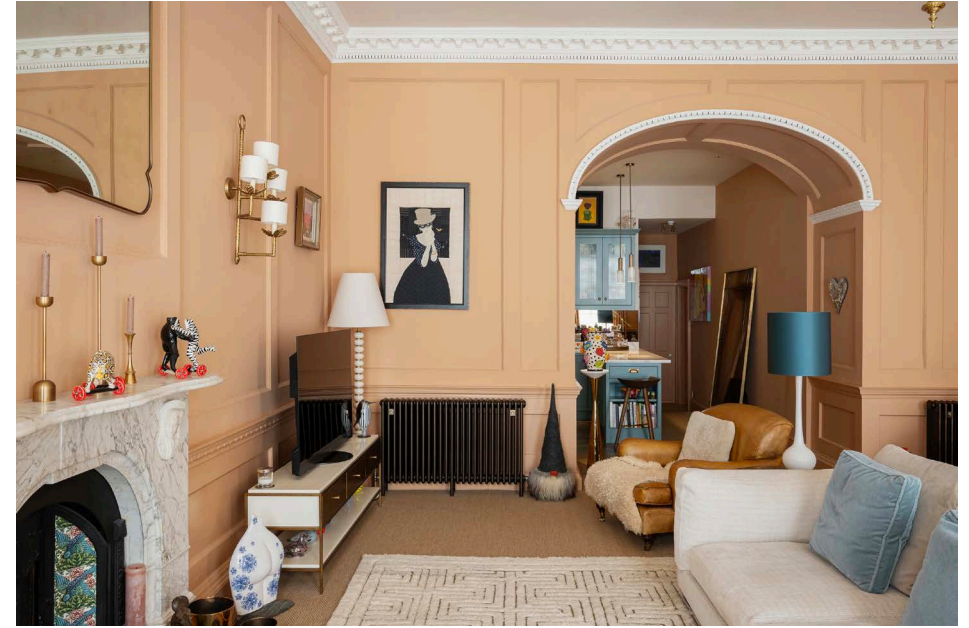
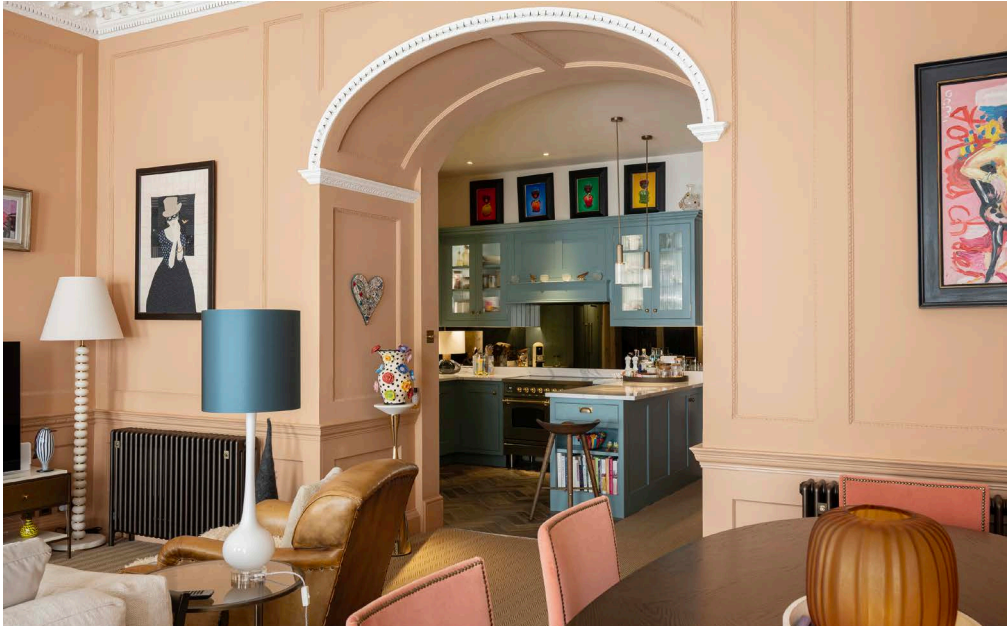
Local Authority: Bath and North East Somerset

Council Tax: E

what3words /// guilty.sling.zones

Method of Sale: We are advised that the property is Share of Freehold. Management fees annually approximately £2400 per annum.

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

Commanding a prime position on the north side of the city, this newly renovated ground-floor flat presents a rare opportunity to live in one of Bath's most sought-after Georgian addresses. Offering a high degree of exclusivity, the property benefits from its own private garage and a peaceful courtyard - highly desirable features for such a central location.

Russell Street is an elegant terrace of tall Georgian townhouses, situated just a few minutes' walk from some of Bath's most iconic landmarks, including The Circus and the Royal Crescent. Bath boasts an excellent selection of independent retailers, restaurants, museums, theatres and art galleries, all of which are within easy reach. The city also offers a wide range of highly regarded schools, while the University of Bath enjoys an international reputation for its academic excellence and world-class









THE FLAT

The house comprises five flats, but this apartment benefits from its own private entrance, leading into a hallway with a porcelain chevron floor, high ceilings, and bespoke fitted cupboards. Beyond the hallway is a versatile room that could be used as a home office.

The impressive sitting room, featuring period cornice detailing, is exceptionally light and spacious, with three large floor-to-ceiling windows. Panelled walls and a marble fireplace create a striking focal point, while a dedicated dining area provides an ideal space for entertaining. Heritage, design, and modern living combine seamlessly throughout this elegant room, which flows into the kitchen through a large archway.

The beautifully appointed kitchen and larder were bespoke-crafted by Luke McHardy & Co. Featuring elegant caesarstone worktops and an abundance of fitted cabinetry, the space offers exceptional storage throughout. A charming breakfast bar provides a comfortable spot for one.







THE BEDROOMS

The generous principal bedroom suite is a spacious double with French doors leading directly onto the courtyard. Carpeting from Unnatural Flooring extends throughout both the bedroom and hallway areas. The en-suite bathroom is finished with Burt & May tiles, while the rainfall shower and other fixtures were supplied by Ripples of Bath. A small walk-in wardrobe provides additional storage.







OUTSIDE

The west-facing private courtyard provides valuable outdoor space for both entertaining and relaxation. Laid with flagstones, it features a decorative corner pond with a water fountain, complemented by attractive wall uplighting.

The garage can be accessed either from the courtyard or directly from the main road. It provides space for one car and houses the boiler. With an electricity supply and fitted shelving, it also offers excellent additional storage.





Rivers House

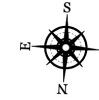
Russell Street, Bath

Gross Internal Area (Approx.)

Main House = 118 sq m / 1,270 sq ft

Garage = 18 sq m / 193 sq ft

Total Area = 136 sq m / 1,463 sq ft



Garage

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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