

estate agents **auctioneers**



456 Electricity House Colston Avenue, Bristol, BS1 4TB

£360,000

A modern and immaculately presented upper floor apartment in the well regarded Electricity House conversion. Secure Parking. No onward chain.

- Iconic Bristol Landmark
- 2 Bed Apartment
- Spacious open plan living space
- Well Presented
- Concierge
- Secure Allocated Parking
- Chain free

#### The Property

Nestled within one of Bristol's most iconic Art Deco buildings, this luxurious high-end apartment is a true masterpiece, originally crafted by the renowned Giles Gilbert Scott. Electricity House, built in the 1930s for the South-West Electricity Board, was later requisitioned for aircraft construction during wartime. Now, this Grade II listed building, with its striking Art Deco façade and rich historical legacy, has been reimagined into a collection of exquisite living spaces, blending contemporary elegance with a deep sense of heritage. Its prime city centre location ensures both convenience and charm.

As you step inside, the grandeur of the building makes a powerful first impression. The impressive entrance foyer welcomes you, guiding you into the light-filled main atrium, where modern design seamlessly intersects with the building's historic allure.

Situated on the fourth floor, this apartment offers an exceptional standard of finish. The open-plan living area is bathed in natural light, thanks to expansive double-glazed windows that frame charming city views.

The sleek, fully-equipped kitchen features an array of premium Bosch appliances, an electric hob and oven with extractor fan above, a microwave, dishwasher, and fridge/freezer set against a backdrop of elegant Silestone countertops and contemporary wall and base units.

The master bedroom offers a generous space filled with natural light from 2 large windows and the added convenience of a large built-in wardrobe. The master also boasts a contemporary tiled shower room fitted with a large shower, WC, basin and heated towel rack.

The stylish bathroom, just across from the bedroom, is fully tiled, with a large mains-fed shower, WC, and basin.

For added comfort, the apartment boasts underfloor heating throughout, ensuring warmth and comfort in every room. Two large utility cupboards in the hallway offer ample storage and are conveniently plumbed for a washing machine.

The second bedroom also offers a plenty of space to accommodate a double bed and the added benefit of a hammonds wardrobe with internal drawers and bedside cabinets.

A harmonious blend of past and present, this apartment offers a rare opportunity to live in a piece of history, with all the luxuries of modern living.

#### Location - City Centre

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arncliffe, Spike Island, the Watershed and the M Shed.

#### Other Information

Leasehold: 114 years remaining

Ground rent: £250 pa

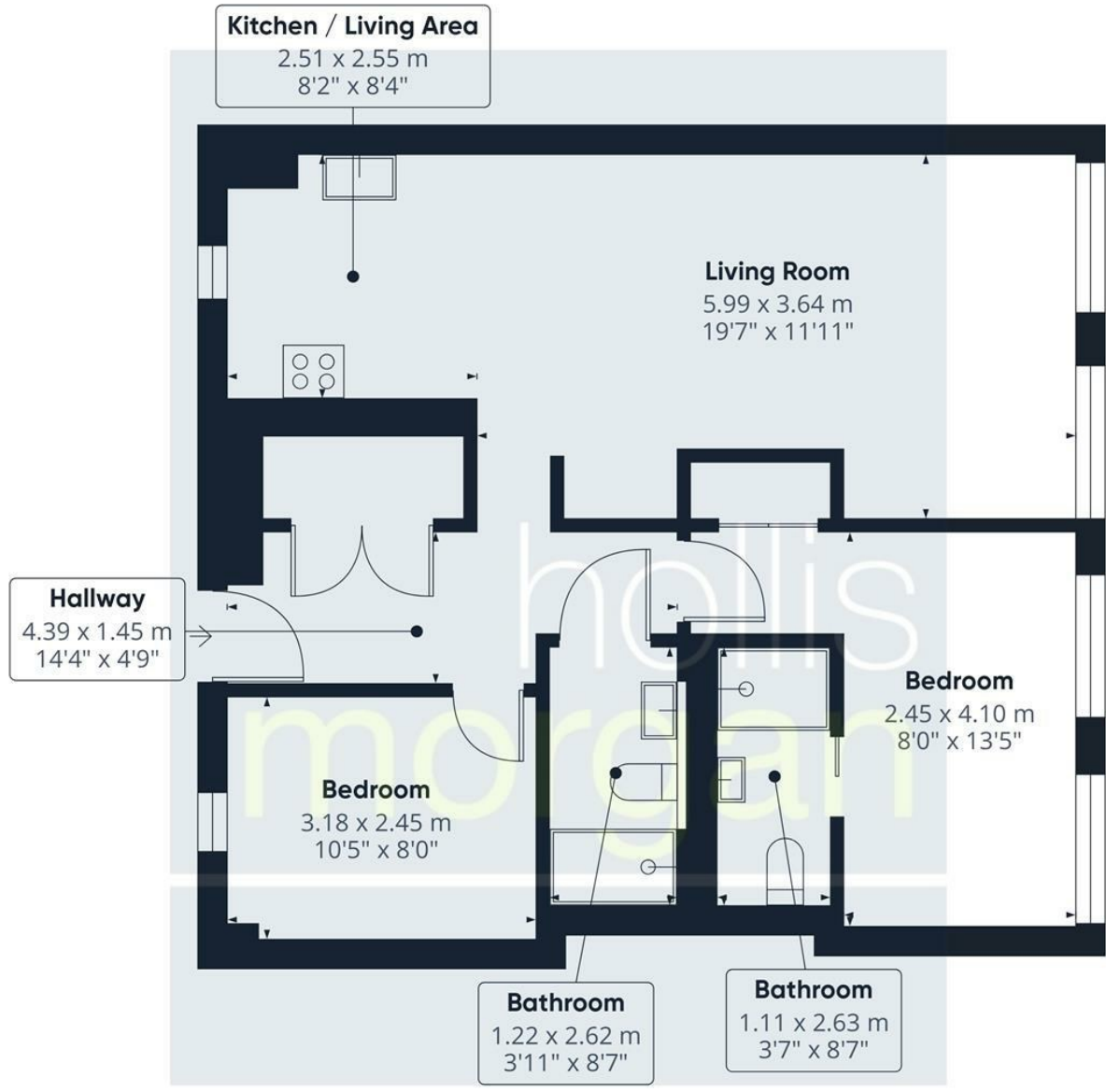
Management Fee: £330pcm

Council Tax Band:

#### Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.





**Approximate total area<sup>m</sup>**  
61.1 m<sup>2</sup>  
658 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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