



THE BASEMENT MAISONETTE  
24 WEST MALL, CLIFTON

# THE BASEMENT MAISONETTE, 24 WEST MALL, CLIFTON, BRISTOL, BS8 4BQ

A FABULOUS SELF CONTAINED GARDEN AND BASEMENT MAISONETTE SET IN WEST MALL, ONE OF CLIFTONS MOST PRESTIGIOUS EARLY VICTORIAN TERRACES. THE PROPERTY OCCUPIES THE LOWER GROUND FLOOR AND BASEMENT LEVELS AND AS SUCH BENEFIT FROM PRIVATE COURTYARDS TO THE FRONT AND REAR. THE BEAUTIFULLY PRESENTED ACCOMMODATION COMPRISES TWO BEDROOMS (MASTER WITH ENSUITE), KITCHEN, SITTING ROOM, BATHROOM AND LARGE CELLARS. THIS CHARMING APARTMENT BOASTS SOME WONDERFUL PERIOD FEATURES SUCH AS THE BEAUTIFUL FLAGSTONE FLOORS, LARGE SASH WINDOWS AND VAULTED BRICK CELLARS.

## SUMMARY OF ACCOMMODATION

This beautiful apartment has been oozes character, and boasts some wonderful features that add to the charm of this well presented property. Of particular note are the beautiful original flagstone floors throughout the principle living area, that combined with the fabulous alcoves create a feeling of country living. The kitchen dining room offers direct access to the rear courtyard garden, and boasts a flexible kitchen space with movable units. The principle reception room is to the front of the apartment, enjoying large sash windows that allow natural light to fill the room. This room has been partitioned off on one side to create a large storage area and a useful study area. There is also a well appointed bathroom with a rolled top bath, separate shower cubical, wc and washbasin accessed off the hallway through a useful utility area with further access to the rear courtyard.

Downstairs, there are two bedrooms. The master is to the front and is a large double, the second boasts charming vaulted ceilings, although it should be noted that there is some limited height. There is a further storage cellar and a cloakroom.

The property benefits from courtyards to the front and rear, and enjoys the use of the Mall Gardens.

## OTHER INFORMATION

**Viewing** - Strictly by prior appointment with Hydes of Bristol – 01179731516

**Tenure** – Leasehold with a term of 999 Years from 30<sup>th</sup> March 1992

**Local Authority** – Bristol City Council

**Service Charge** – The Service Charge is £500 per annum

**Council Tax Band** - We understand to be band 'D' (£2,583.89 for 2025/2026)

**Services** - We understand all mains services to be to be connected.

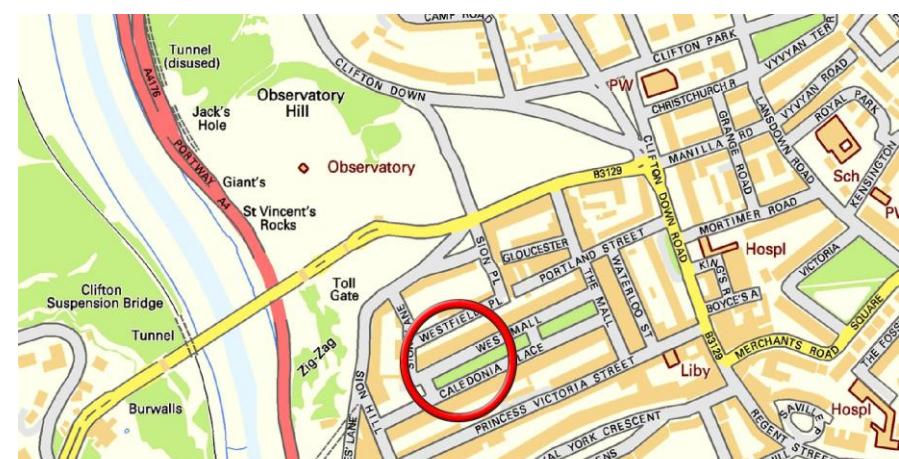
**Broadband**: Ultrafast – Download up to 1800 Mbps with Upload up to 220 Mbps

**Mobile Phone** : Data and voice Good outdoor, variable inside available for 02, EE, Three and Vodafone.

## LOCATION

24 West Mall is an address held in extremely high regard. The variety of shops, boutiques and restaurants in Clifton Village are within easy walking distance as well as several bus routes providing easy city centre access. The vast expanse of Clifton's Downs are within quarter of a mile as is the historic landmark of Isambard Kingdom Brunel's world famous suspension bridge spanning the Avon Gorge (in itself, a designated area of outstanding natural beauty). The area is particularly well served for schooling in both state and private sectors.

There is a rich history which can be seen throughout the city, particularly Brunel's aforementioned Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. West Mall is also well positioned for accessing the Clifton Triangle and Whiteladies Road, both of which offer a wealth of restaurants and bars, and for the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave".

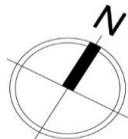


# West Mall Clifton, Bristol BS8 4BQ

Approx. Gross Internal Area  
1624.50 Sq.Ft - 150.90 Sq.M

Vaults Area  
141.60 Sq.Ft - 13.20 Sq.M

Total Area  
1766.10 Sq.Ft - 164.10 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Lower Ground Floor

Ground Floor

## IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



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