



NO
19
WHITELADIES RD.

19

The background is a photograph of a bedroom, overlaid with a semi-transparent purple filter. A large, semi-circular graphic with a light-colored, marbled texture is positioned on the left side of the image. The text is centered over the right side of this graphic and the background image.

**Stunning
apartments,
enviabile
location**



1&2 bedroom apartments











19 Whiteladies Road is situated within one of Bristol's premier areas with independent shops, cafes, bars, pubs, and restaurants. This handsome period building represents a strong part of the visual identity of Whiteladies Road, most recently functioning as the Allied Irish Bank until 2021.





Vibrant
living in
the heart
of Clifton

Clifton



The historic and vibrant Whiteladies Road offers everything you could want from a modern high street, at the heart of what is considered to be the most prestigious and desirable residential area of Bristol - Clifton.

It is a pleasant stroll to the open green space of Durdham Downs and Brunel's iconic Clifton Suspension Bridge. It also a short walk to the ever-popular Clifton Triangle and Park Street, offering a further array of eateries, independent shops, takeaways, bars and nightclubs. The bustling and mainly pedestrianised Clifton Village is also easily accessible on foot where there are some excellent fine dining restaurants such as The Ivy, and a plethora of boutique shops, coffee shops and bars.



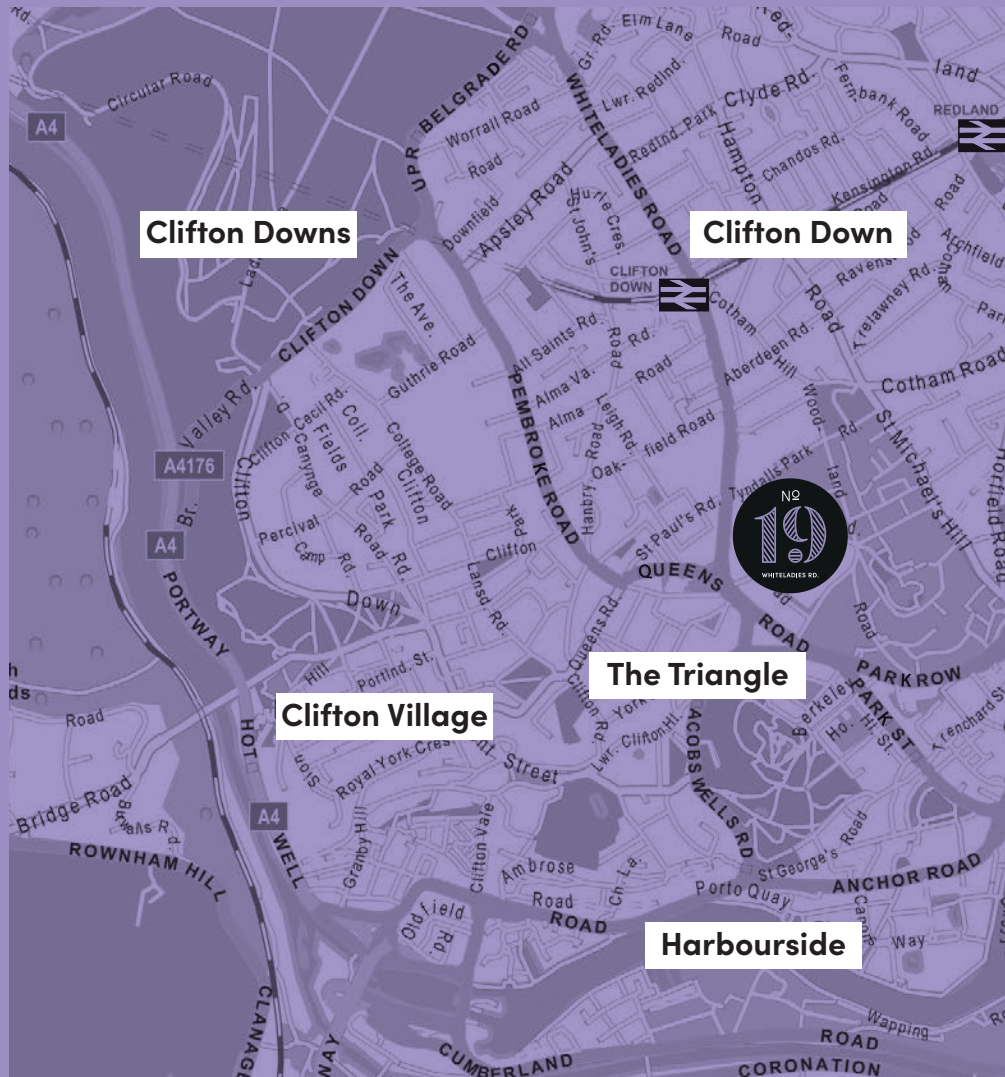


Another renowned spot within easy reach is B with its 24-metre outdoor swimming pool heated the year to a temperature designed to leave fresh and energised. The Lido is situated at Clifton and offers an award winning restaurant and a poolside bar.

Whiteladies Road is a principal bus route and has Clifton Down Railway Station which links to Temple Meads and mainline stations. The University buildings and the BRI are also within walking distance.



From ferries to bikes and Voi Scooters, everywhere is accessible to you:



Train

Clifton Down Railway Station is 0.4 miles away, or just an 8-minute walk. Bristol Temple Meads is 2.4 miles away. Fast trains to London Paddington taking 1hr 40m.



Road

Good Road links from the M4 & M5 motorways providing easy access to the South West, South Wales and the Midlands.



Air

Bristol Airport is only 8 miles away, with frequent bus services to the airport, fly to over 200 destinations.



Bike

After all Bristol was the UK's first Cycling City! There are numerous cycle routes and an extensive network of cycle paths.



Electric Scooter

The new way to get around Bristol! There are plenty of VOI Scooter parking spots nearby



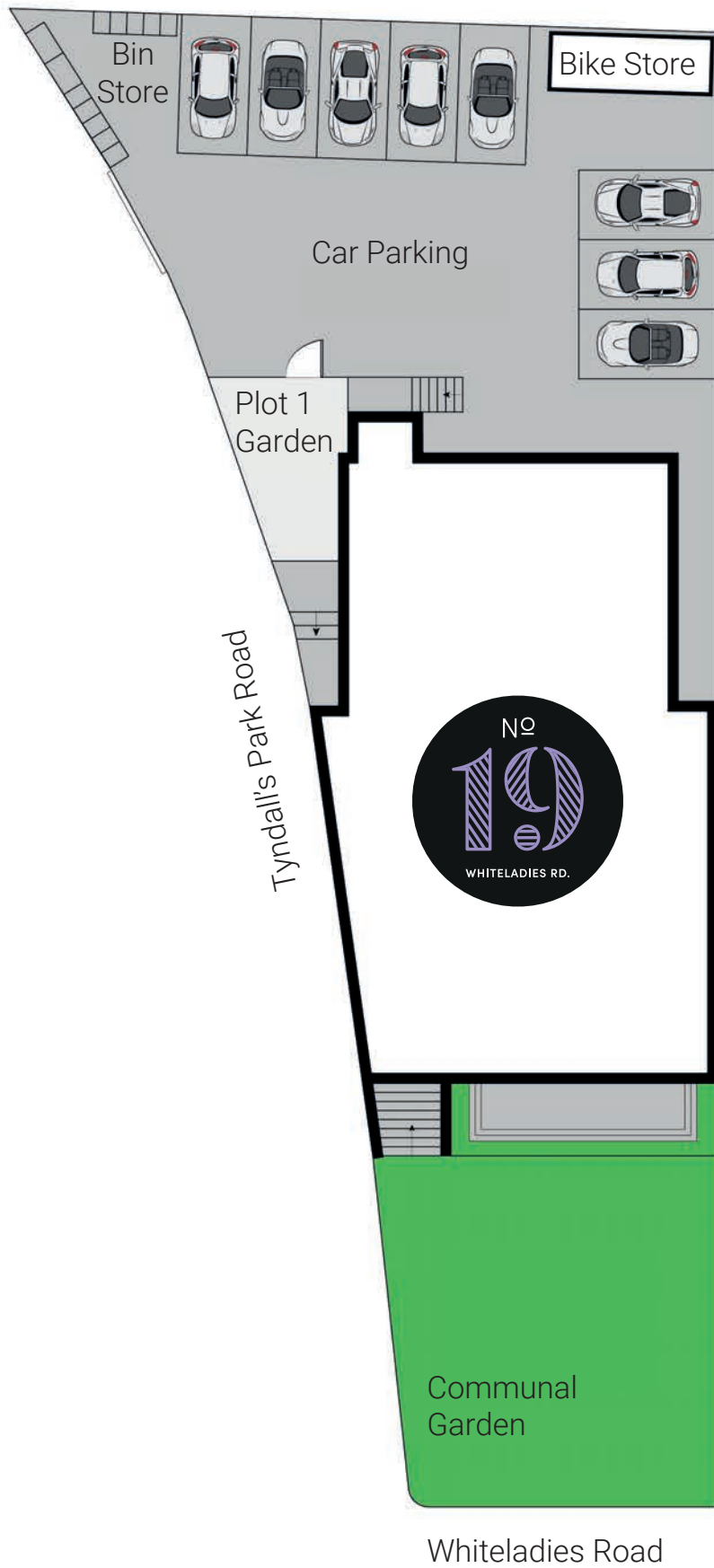




Floor plans



Site Plan



Basement



PLOT 1 (1280 sq ft)

Kitchen

1.40m Max x 4.40m Max
(7ft 11" Max x 14ft 5" Max)

Living

5.30m x 4.40m
(17ft 4" x 14ft 5" Max)

Master Bedroom

3.60m x 2.70m (excluding dressing area)
(11ft 9" x 8ft 10" Max)

Bedroom 2

3.40m Max x 4.00m Max
(11ft 1" Max x 13ft 1" Max)



Ground floor



PLOT 2 (992 sq ft)

Kitchen/Living
7.90m Max x 5.60m Max
(25ft 11" Max x 18ft 4" Max)

Master Bedroom
4.10m x 4.75m Max
(13ft 5" x 15ft 7" Max)

Bedroom 2
3.80m Max x 3.50m Max
(12ft 5" Max x 11ft 5" Max)

PLOT 3 (618 sq ft)

Kitchen/Living
6.00m Max x 4.70m Max
(19ft 8" Max x 15ft 5" Max)

Bedroom
3.10m x 3.05m Max
(10ft 2" x 10ft Max)

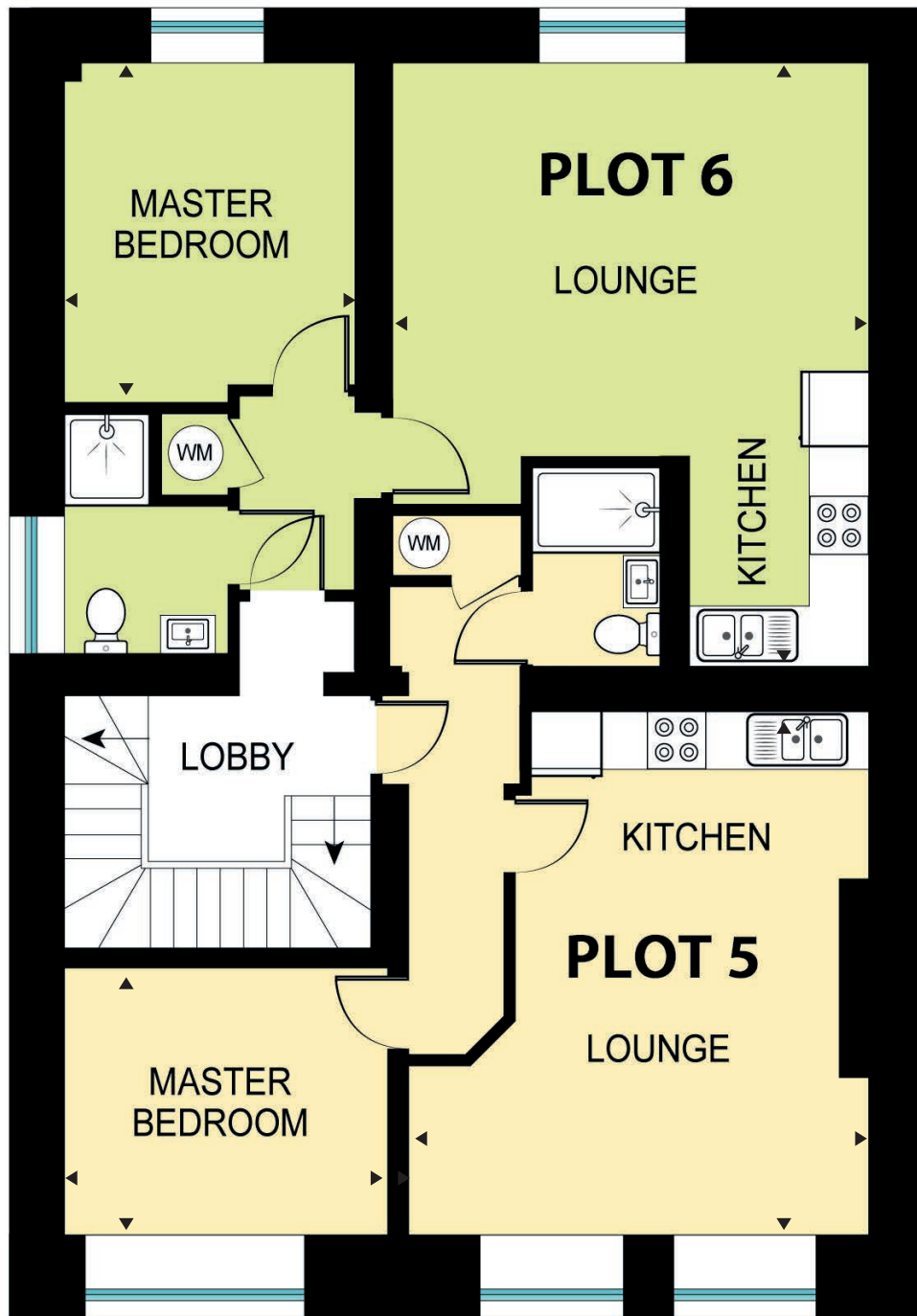
PLOT 4 (780 sq ft)

Kitchen/Living
3.60m Max x 7.60m Max
(11ft 9" Max x 24ft 11" Max)

Master Bedroom
3.70m x 2.50m
(12ft 1" x 8ft 2")

Bedroom 2
4.20m Max x 3.95m Max
(13ft 9" Max x 12ft 11" Max)

First floor



PLOT 5 (451 sq ft)

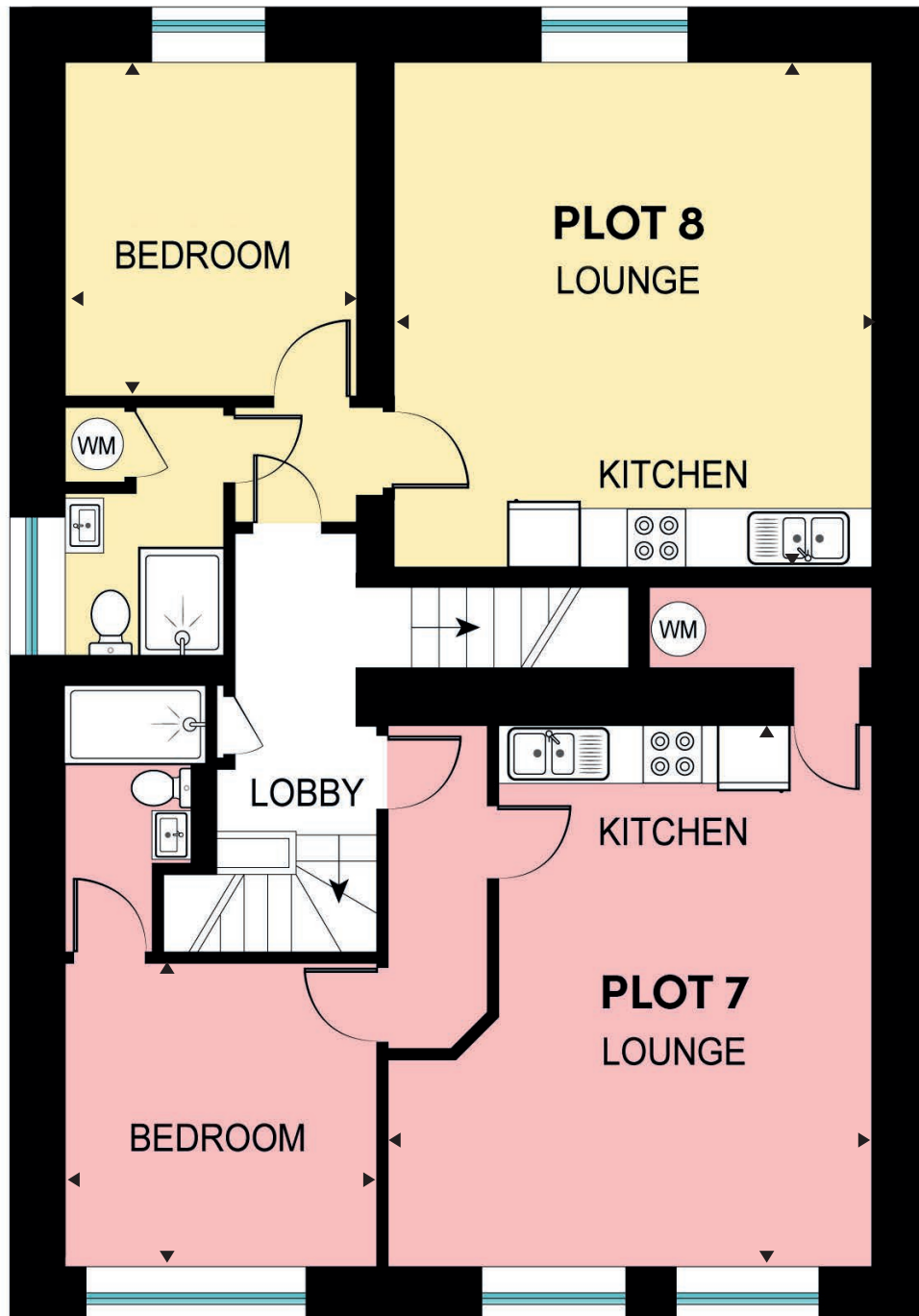
Kitchen/Living
5.40m x 4.80m
(17ft 8" x 15ft 8")
Bedroom
3.25m x 3.30m
(10ft 7" x 10ft 9")

PLOT 6 (484 sq ft)

Kitchen/Living
5.85m Max x 4.80m Max
(19ft 2" Max x 15ft 9" Max)
Bedroom
3.40m x 2.85m
(11ft 1" x 9ft 4")



Second floor



PLOT 7 (487 sq ft)

Kitchen/Living
5.40m Max x 4.80m Max
(17ft 9" Max x 15ft 9" Max)

Bedroom
2.90m x 3.20m
(9ft 6" x 10ft 6")

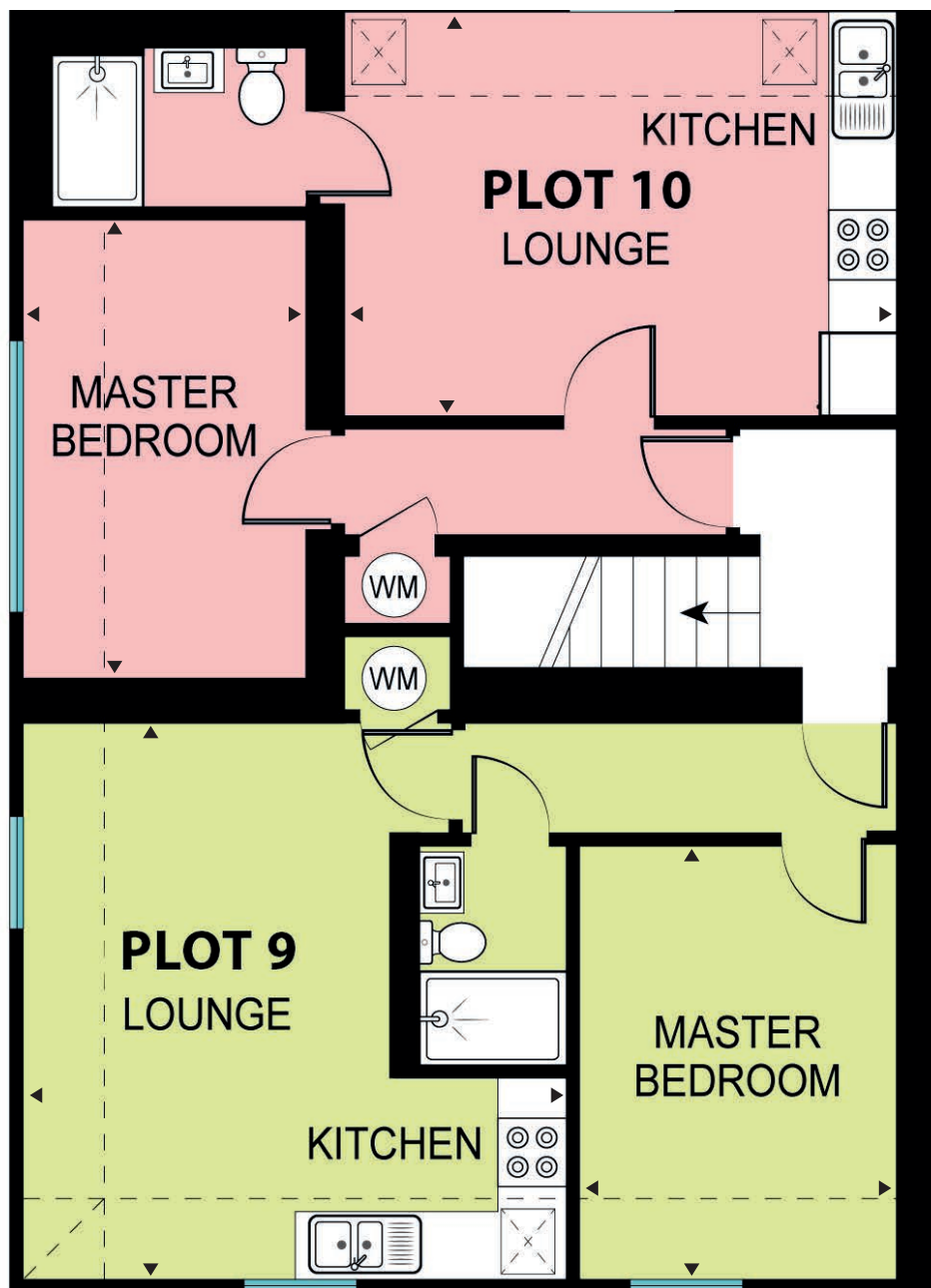
PLOT 8 (487 sq ft)

Kitchen/Living
5.20m x 4.80m
(17ft 1" x 15ft 9")

Bedroom
3.50m x 2.85m
(11ft 6" x 9ft 4")



Third floor



PLOT 9 (418 sq ft)

Kitchen/Living
4.88m Max x 4.78m Max
(16ft Max x 15ft 8" Max)

Bedroom
3.90m x 2.75m
(12ft 9" x 9ft)

PLOT 10 (426 sq ft)

Kitchen/Living
3.60m x 5.07m
(11ft 9" x 16ft 7")

Bedroom
4.0m x 2.6m
(13ft 1" x 8ft 6")



Specs...

Kitchens & Utility Cupboards

Contemporary designer kitchens by Masterclass

- Quartz worktops and matching upstands
- Stainless Steel Undermount Sink with chrome mixer tap
- Integrated appliances including multifunction oven, induction hob, fridge/freezer and dishwasher
- All apartments have plumbing for a washing machine in the Utility Cupboard (not supplied)

Bathrooms and En-suites

- Stylish fully fitted bathrooms and en-suites to include:
- White sanitary ware
- Contemporary shower enclosures and exposed thermostatic chrome showers
- Chrome towel rails.
- Shaver socket to bathroom
- Contemporary ceramic wall tiling

Decoration and Finishes

- Neutral carpets throughout the bedrooms and hallways.
- Luxury vinyl flooring throughout the kitchen/living/dining areas and bathroom floors
- Smooth white emulsion painted walls and ceilings
- White satinwood painted skirting boards and architraves
- White contemporary doors with chrome lever handles
- Wooden double glazed windows

Peace of Mind & Security

- Mains operated smoke alarms with battery back up
- Video-entry system
- 10 Year structural warranty from ICW

Lighting, Heating & Electrics

- Programmable electric heating with Hot Water Cylinder
- LED downlighters to kitchens and bathrooms
- TV Points in all bedrooms and Living Rooms
- Phone point to lounge
- Plenty of plug sockets to each room
- Virgin connection to each apartment - with phone point to the living space and tv points to living spaces and bedrooms

Communal

- Cycle parking for all apartments
- Communal Bin Stores
- Shared front garden

General

- 999 Yr Leases
- Low Service charges
- No ground rent. Owners will own a share of the freehold upon the sale of the last apartment
- 8 of the 10 apartments will have the right to a parking space to the rear of the property. The parking will have the facility for electric car charging



Designed to Love, Built to Live.

Bristol Based Griffon Homes have steadily established themselves as a leading developer when it comes to sympathetic conversions of existing buildings in and around Bristol.

Recent conversions have included a former Police Station in Staple Hill, a redundant care home in Fishponds and an Old Vicarage. Another acclaimed development has just completed and sold out at Picton Lane in Montpelier, Bristol. This was a contemporary new build development just off Gloucester Road featuring modern, airy apartments and 6 commercial units centred around a landscaped courtyard.



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Purchasers must satisfy themselves by inspection or otherwise. These particulars were prepared from preliminary plans and specifications before the completion of the properties. They are intended only as a guide. Changes may have been made during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers / tenants should satisfy themselves as to the fitness of such equipment for their requirements.

