



First Floor Flat

9 Lansdown Place West, Bath, Somerset, BA1 5EZ



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BA1 5EZ

*An exquisite first floor triple aspect apartment with a
stunning outlook, balconies and a garden*

Drawing room · Kitchen · 2 bedrooms · Bathroom
Shower room · Garden · Potting shed · Shared vault

Grade II listed

Description

Lansdown Place West is situated on the slopes of Lansdown and forms part of one of the most renowned and sought after Georgian terraces. This apartment occupies the first floor of a substantial Grade II Listed end of terrace town house.

The apartment benefits from exceptional proportions and enjoys large south and west facing windows, affording a wonderful feeling of space and light. The property was the subject of an extensive restoration programme refurbished by Vera Forsyth and the interior designed by Anne le Coz with almost unparalleled attention to detail. A more recent refurbishment by the current owners has also been carefully finished to further emphasise the fine and classical nature of the rooms.

Of particular note is the first floor drawing room which must be one of the finest of its kind. There is a dual aspect with balcony to the southern elevation, with views through the trees in the immediate foreground to the surrounding city beyond, and a delightful view of Somerset Place to the western side of the building. A fireplace, high ceilings, ceiling details as well as other features typical of the period are in tact and complete the feeling of style and quality.

There is a well appointed kitchen/breakfast room with space for dining in part of the rear facing bay window, which affords a pleasing outlook over the surrounding gardens. The kitchen comprises a range of high quality integrated appliances including a water ioniser.

The main bedroom is very attractive and light by virtue of the high bowed bay windows which open onto a charming balcony



overlooking the garden. There is a second bedroom and a newly appointed bathroom, which includes a Teuco bathtub with ultrasound. There is also a shower room.

The apartment is beautifully presented and the common hallways and staircase are superbly maintained.

The organic garden has been lovingly created and maintained. Mature roses and other shrubs border a lawn area. There is a wealth of fruit and vegetables plants from which we are informed the current owners get an excellent crop.

Situation

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There are well regarded schools in both the state and independent sectors and a mainline rail link to London Paddington (journey time approx 90 mins) and Bristol Temple Meads (journey time approx 15 mins). Junction 18 of the M4 motorway is about 9 miles to the north and Bristol International airport is some 20 miles to the north west.

Directions

Lansdown Place West lies to the west of Lansdown Crescent which can be accessed from either Lansdown Road or Cavendish Road. The property is in a residents' parking zone, and there is two hours parking available opposite the apartment, or just off All Saints Road.

General Remarks and Stipulations

Tenure

Share of Freehold – lease 999 years from 29 September 1960.

Services

All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority

Bath & North East Somerset Council: Tel: 01225 477000 or www.bathnes.gov.uk

Viewings

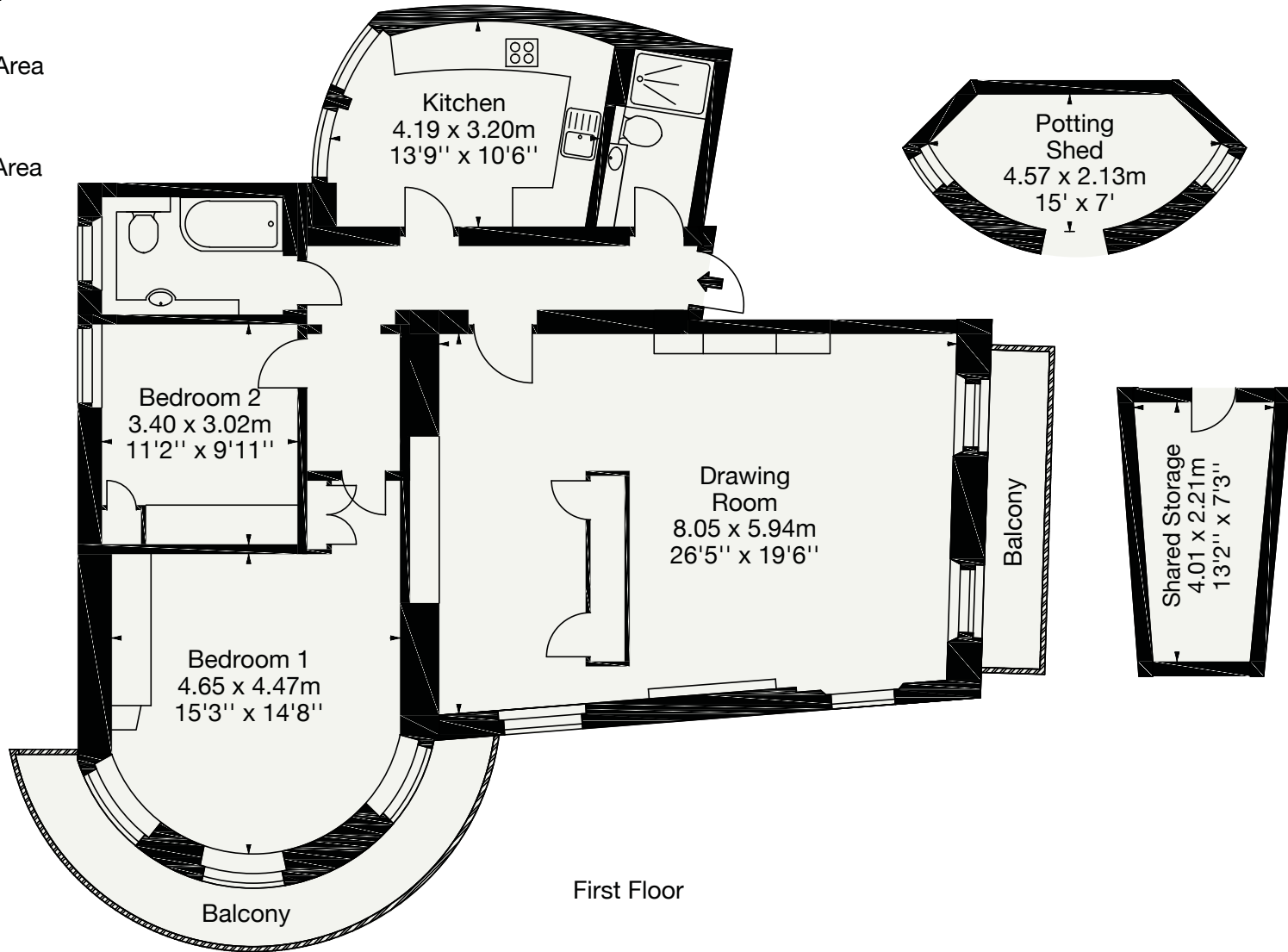
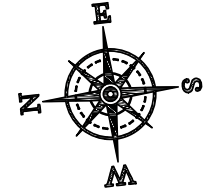
Strictly by appointment with Savills.



Lansdown Place West, BA1
Approx. Gross Internal Area
1268 Sq Ft - 117 Sq M

Potting Shed
Approx. Gross Internal Area
80 Sq Ft - 7 Sq M

Shared Storage
Approx. Gross Internal Area
81 Sq Ft - 7 Sq M



First Floor

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