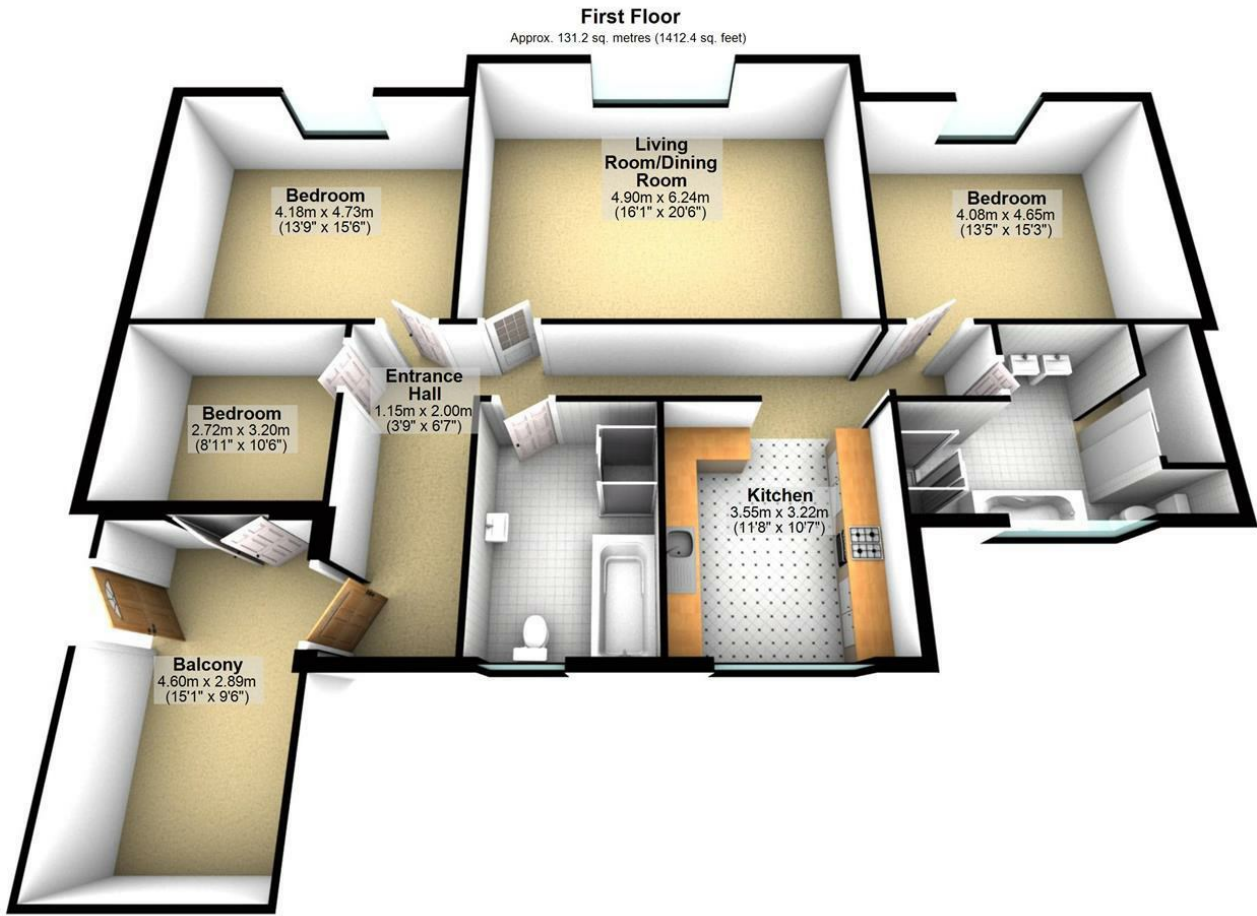




## FFF, Vyvyan House Clifton Park, Clifton, Bristol, BS8 3BZ

We are pleased to offer this stunning first floor period flat which has been comprehensively refurbished throughout and blends a balanced mix of period detail with a contemporary finish of a very high standard. The flat is entered through a small open air vestibule that is perfect for outside entertaining and the principal rooms are off a central hallway. The accommodation comprises of a spacious reception/dining room with full height sash windows opening to a second small roof terrace, an open plan kitchen finished with granite work surfaces that is complimented with a breakfast bar, the principal master bedroom with fitted wardrobes, a second double bedroom also with fitted wardrobes, a third bedroom/study, both bathrooms are luxuriously appointed and benefit from a separate bath and walk in showers. Please note that there is the option of a garage and/or off street parking space by separate negotiation.

**£2,500 PCM\* Fees Apply**



Total area: approx. 131.2 sq. metres (1412.4 sq. feet)

Whilst Hydes of Bristol endeavours to ensure floorplans be as accurate as possible, the measurements of any items within the property (such as windows, doors and walls) are approximate and no responsibility can be taken for any error.  
Plan produced using PlanUp.

**Vyvyan House**

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

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