



**1 BERKELEY PLACE**  
Bath

Carter Jonas

## 1 BERKELEY PLACE, CAMDEN ROAD, BATH, SOMERSET, BA1 5JH

- Bath City Centre 1 mile (London Paddington from 82 minutes from Bath Spa Station)  
- M4 J18 11 miles

Reception hall • Family room • Sitting room • Kitchen/dining room • Utility room • Boot room • Four double bedrooms • Family bathroom • Cloakroom/WC • Southeast facing landscaped gardens and raised terrace

### DESCRIPTION

A superb period five storey town house with an exceptionally stylish interior and offering incredible elevated views across Bath to the rear.

The accommodation is very versatile, the living spaces offering open plan layouts - a superb living room and sitting room interconnecting via re-claimed oak double doors originally from Oxford University.

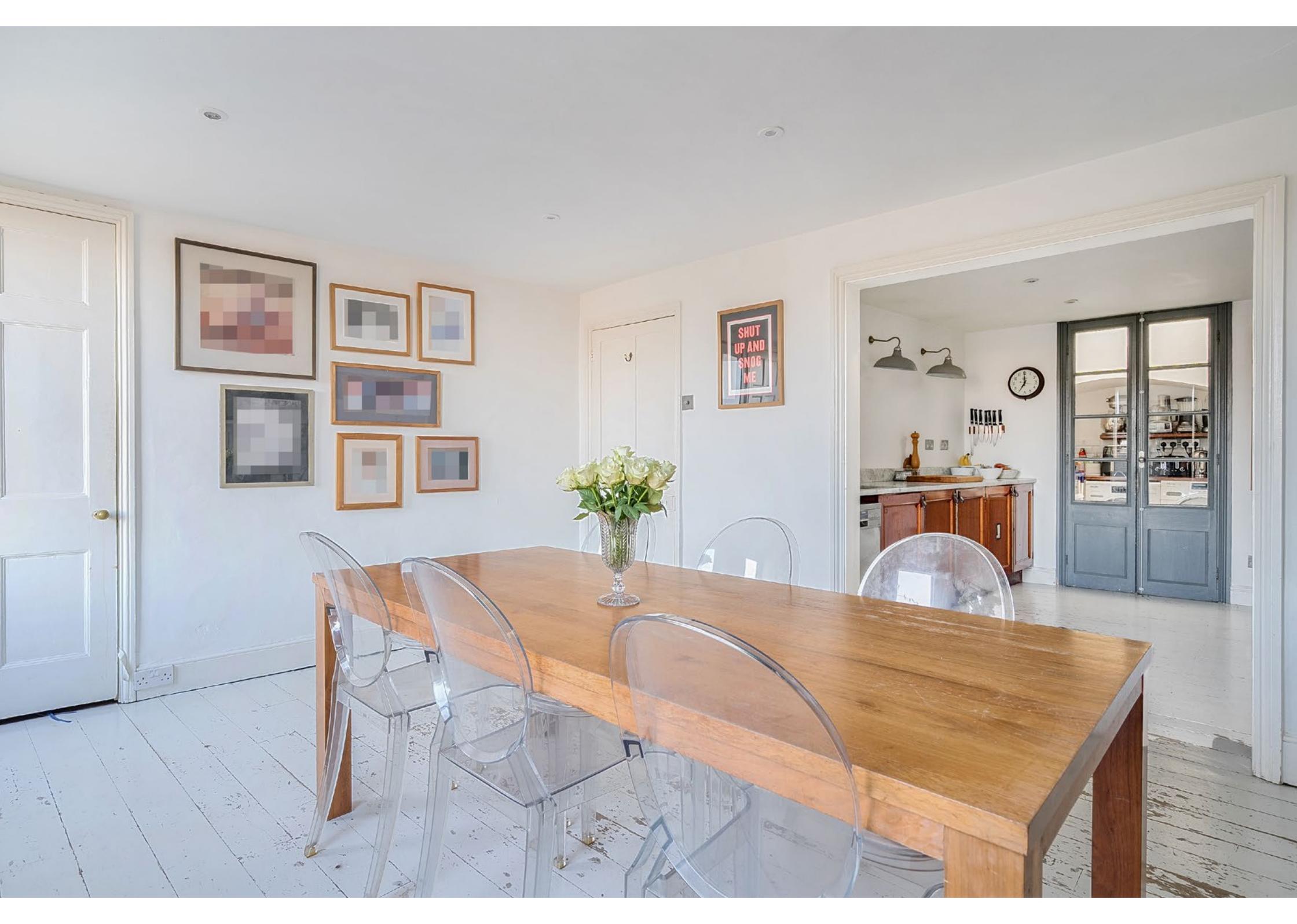
On the floor below is the open plan kitchen/dining room, excellent for entertaining and leading through to a useful boot room. The kitchen has fitted mahogany storage cabinets, originally butterfly cabinets from a London museum, with marble worktops above. This floor opens onto a raised terrace overlooking the garden and spiral stairs leading down onto the garden.

The lower floor has a large double bedroom, again with access to the garden, whilst the top two floors have three further double bedrooms.

The garden, again benefiting from the excellent views faces South East and has been landscaped around alfresco entertaining, leading down to a kitchen garden.

## A GRADE II LISTED FIVE STOREY TOWNHOUSE WITH AMAZING VIEWS IN AN EXCELLENT LOCATION.







## SITUATION

This popular neighbourhood is often described as the fashionable artisan area of Bath. Berkeley Place is an attractive row of Georgian terraced homes set back from the road. On this side of the city are two of Bath's most highly regarded independent schools; Royal High and Kingswood, plus the popular state primary schools; St Stephen's and St Andrews are both also close-by.

Bath city centre can be accessed by foot down Lansdown Road passing antique shops and jewellers, whilst there are further shops and cafes in the other direction in nearby Larkhall.

The City of Bath itself offers an array of cultural and leisure amenities and is interspersed with parks and public areas. Bath has excellent communications with Bristol and is approximately 10 miles from Junction 18 of the M4. There are high-speed train services from Bath Spa Station to London Paddington (approximately 82 minutes).

## ADDITIONAL INFORMATION

**Tenure:** Leasehold (1,000 years from 21 December 1835)

**Ground Rent:** £3.35 per annum.

**Services:** All mains services are connected.

**Local Authority:** Bath and North East Somerset Council.

**Council Tax:** Band F

**EPC:** Band D

**Directions:** Proceed up Lansdown Road from Bath city centre and after 500 metres turn right into Camden Road, passing Camden Crescent on the left-hand side of the road. Berkeley Place is just further on the right hand side of the road.

**Viewing:** Strictly by appointment with Carter Jonas.







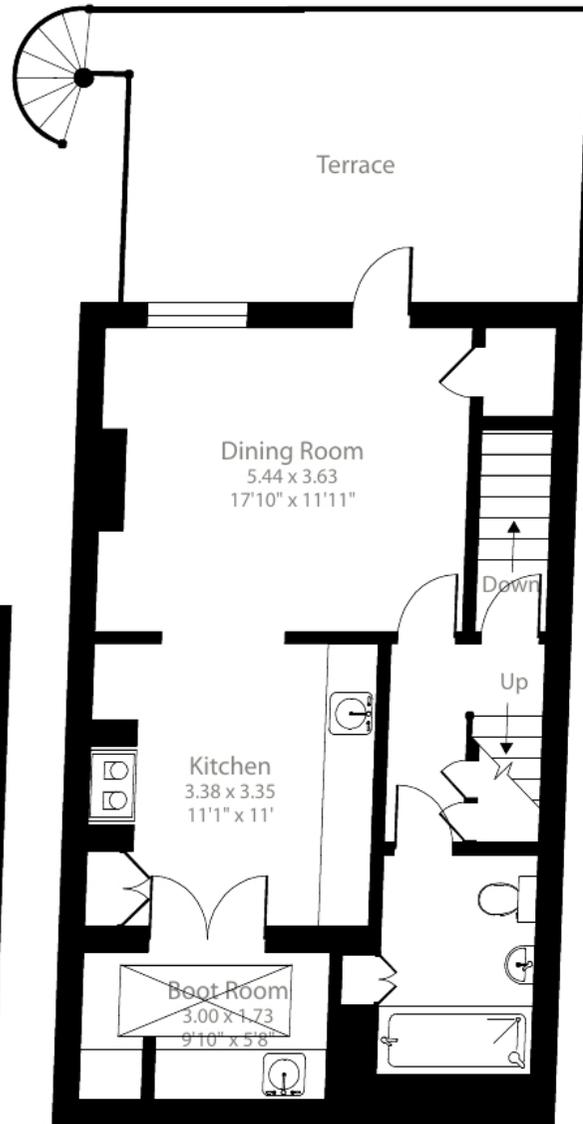
Approximate Area = 1859 sq ft / 1172.7 sq m

Limited Use Area(s) = 33 sq ft / 3.1 sq m

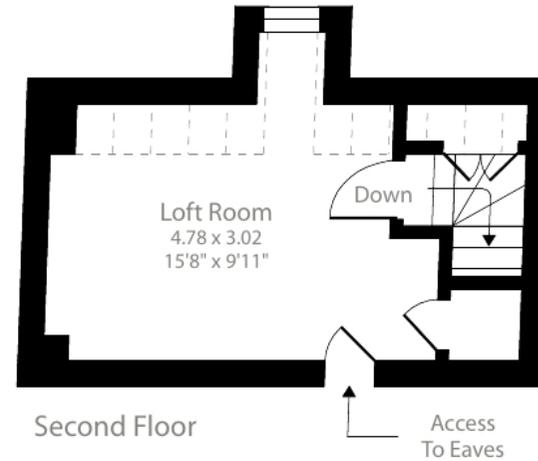
Total = 1892 sq ft / 175.8 sq m

For identification only - Not to scale

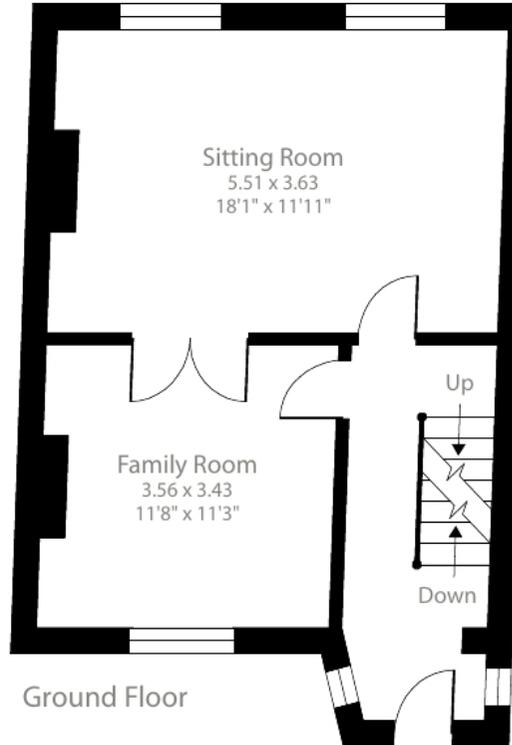
Denotes restricted head height



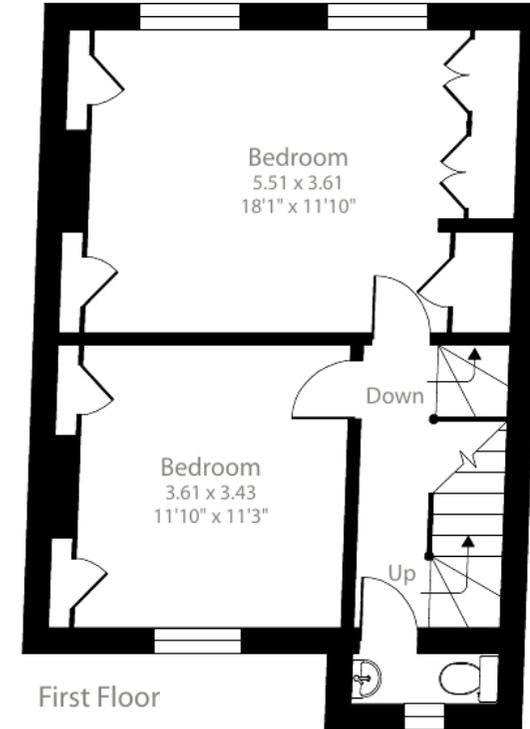
Lower Ground Floor 1



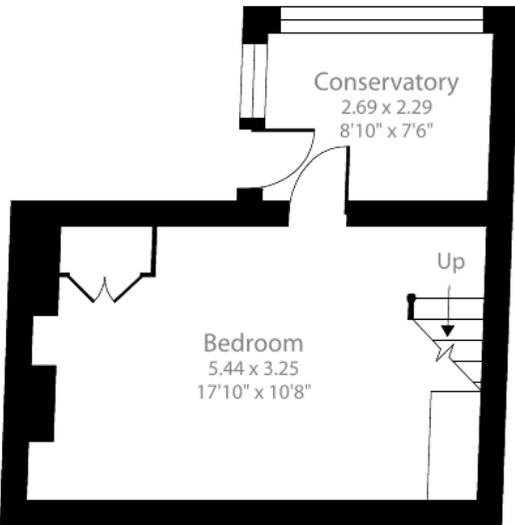
Second Floor



Ground Floor



First Floor



Lower Ground Floor 2



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