



7 LOWER CAMDEN PLACE
Bath

Carter Jonas

7 LOWER CAMDEN PLACE, BATH, BA1 5JJ

- Bath City Centre 0.5 miles
- London Paddington from 82 minutes from Bath Spa Station
- M4 (J18) 11 miles

Entrance hall • Sitting room open plan to study • Kitchen open plan to dining room • Three bedrooms • Family bathroom • Lower ground shower room • Terraced rear garden • Rear access to Gays Hill via covered steps • Workshop/shed

DESCRIPTION

An utterly immaculate Georgian townhouse on the Lansdown slopes, just north of the City Centre with amazing south facing views and garden.

The stylish accommodation comprises a glorious open-plan sitting room with original wood floors and two pretty period open fireplaces. This stylish room is situated on the ground floor and has a south facing sash window and stunning views across the city.

To the floor below is an excellent light-filled open plan kitchen/dining room with wood burning stove. This room also looks out to the gardens and there is a utility room/shower room with WC that helps serve the bedroom on the floor below. The kitchen is fitted with bespoke units and wood block worktops with plenty of storage space and a SMEG range cooker. To one side of the kitchen is the original Bath stone chimney breast where the old cast iron range would have sat which gives some handy extra storage space.

The garden level below has the third bedroom and access to the garden. To the top (first floor) there are two double bedrooms and a bathroom with separate shower.

AN IMMACULATE THREE BEDROOM, FOUR STOREY GEORGIAN TOWNHOUSE IN CAMDEN WITH FANTASTIC VIEWS AND A SOUTH FACING GARDEN.







This is the most delightful family home that fuses modern living with period features and makes the most of its south facing views and garden. There is on street permit parking and permits can be obtained for two cars. To the rear is a garden terrace with well-built workshop/shed with power and a long garden perfect for alfresco dining and entertaining. A covered stairwell leads to a rear gate to Gays Hill behind.

SITUATION

This popular neighbourhood is often described as the fashionable artisan area of Bath. Lower Camden 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 school, St Stephen's is 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).



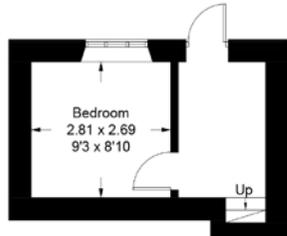
ADDITIONAL INFORMATION

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

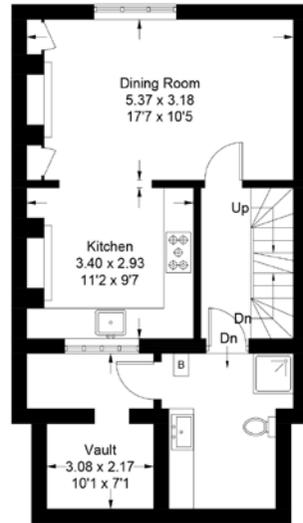


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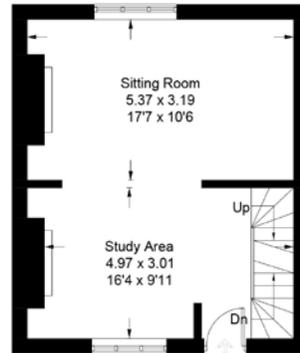
Approximate Gross Internal Area = 118.7 sq m / 1278 sq ft
 Basement = 13.3 sq m / 143 sq ft
 Total = 132.0 sq m / 1421 sq ft



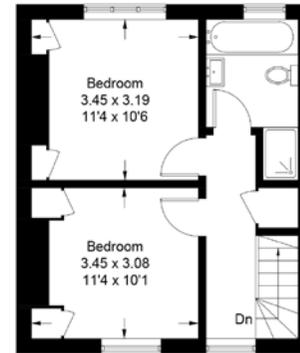
Basement



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID689587)



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