



5 King Edward VII Wing

The General, Guinea Street, Bristol, BS1 6SF

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A beautifully proportioned three-bedroom apartment with multiple private patios, generous living space and concierge service, located in the award-winning General development in the heart of Bristol's historic Harbourside.

Stunning three-bedroom ground floor apartment (approx. 1,453 sq ft) | Award-winning Grade II listed City & Country development | Three private patios including west-facing terrace | Large principal bedroom suite with walk-through wardrobe & luxury en-suite | Spacious second double bedroom and versatile third bedroom/study | Separate family bathroom with high-spec fittings | Generous utility room with storage and services | Superb open-plan kitchen/living space with feature bay of five sash windows | Bespoke fitted kitchen with stone worktops, central island & integrated Neff appliances | Concierge service and beautifully maintained communal gardens | Two secure underground parking spaces | Two years' service charge paid for by current owner

Situation

The General is a striking Grade II listed development, converted from Bristol's former General Hospital, and sits on the edge of the historic Floating Harbour, Bathurst Basin and Avon Cut. This award-winning scheme by City & Country has transformed one of Bristol's finest landmarks into a collection of stunning apartments, blending period character with contemporary specification.

The location is second to none. The vibrant Wapping Wharf quarter, with its array of cafés, bars, restaurants and shops, is right on the doorstep. Cabot Circus is just over a mile away, offering a wide range of shopping and entertainment, whilst cultural venues such as Bristol Old Vic, Colston Hall and the Tobacco Factory are all within easy reach. Clifton Village lies less than two miles to the west, offering acres of open parkland on The Downs and Ashton Court Estate.

For Sale Leasehold

5 King Edward VII Wing is a superb ground floor apartment extending to approximately 1,453 sq ft. With three double bedrooms, a generous open-plan living/kitchen space and allocated parking, it is a rare and versatile property within this landmark development.

Entering the property, the cloakroom hallway offers an abundance of natural light and practical storage for coats, shoes and day-to-day essentials.

The second bedroom sits just off the hall and is notably spacious, with large windows flooding the room with natural light. Easily accommodating a king-sized bed with further furniture, it is complemented by access to one of the private patios.





A separate utility room provides excellent practicality, housing the washer/dryer, the hot water system, and additional storage for household items. The hot water is supplied by a Reliance Radiance system — a modern, efficient unit that manages water heating and pressure throughout the apartment, ensuring reliable supply for both bathrooms and kitchen.

The family bathroom is well appointed, featuring a bath with shower over, heated towel rail, Grohe WC and a Laufen basin with vanity and large mirror.

The principal bedroom suite is a highlight of the apartment. Exceptionally spacious, it incorporates a walk-through dressing area with fitted wardrobes and a luxury en-suite bathroom with both bath and separate walk-in shower, heated towel rail, WC and Laufen basin, together with ventilation and mirror lighting.

The third bedroom/study is another versatile space, currently used as a study but comfortably able to accommodate a single or double bed.

The living/kitchen area is superbly proportioned, with beautiful hardwood flooring and a dramatic bay of five tall sash windows, flooding the room with light. The bespoke fitted kitchen includes stone worktops, a central island with Neff induction hob, integrated Neff oven, microwave, dishwasher, and full-height fridge/freezer. The island provides further storage and seating, making it perfect for entertaining. The adjoining living space is generous, easily accommodating both formal dining and relaxed seating areas, with flexibility for additional workspace if required.

Outside

The apartment enjoys three private patios, each accessible from different rooms and providing a rare level of outside space for a city property.

- West-facing terrace: Directly off the hallway, perfect for al fresco dining or evening drinks, with useful storage and views across landscaped communal gardens.
- Principal bedroom patio: A peaceful retreat with glazed doors providing excellent natural light and a seamless indoor-outdoor flow.
- Guest patio: Accessible from the third bedroom/study, making it ideal for use as a guest room or home office.

In addition to these private spaces, residents benefit from beautifully maintained communal gardens, a dedicated concierge service and secure underground parking with two allocated spaces.

Services

Mains water, drainage and electricity. Gas central heating. Broadband and telephone subject to provider contract.

Local Authority

Bristol City Council: Tel: 0117 922 2000
Council Tax Band

Viewing

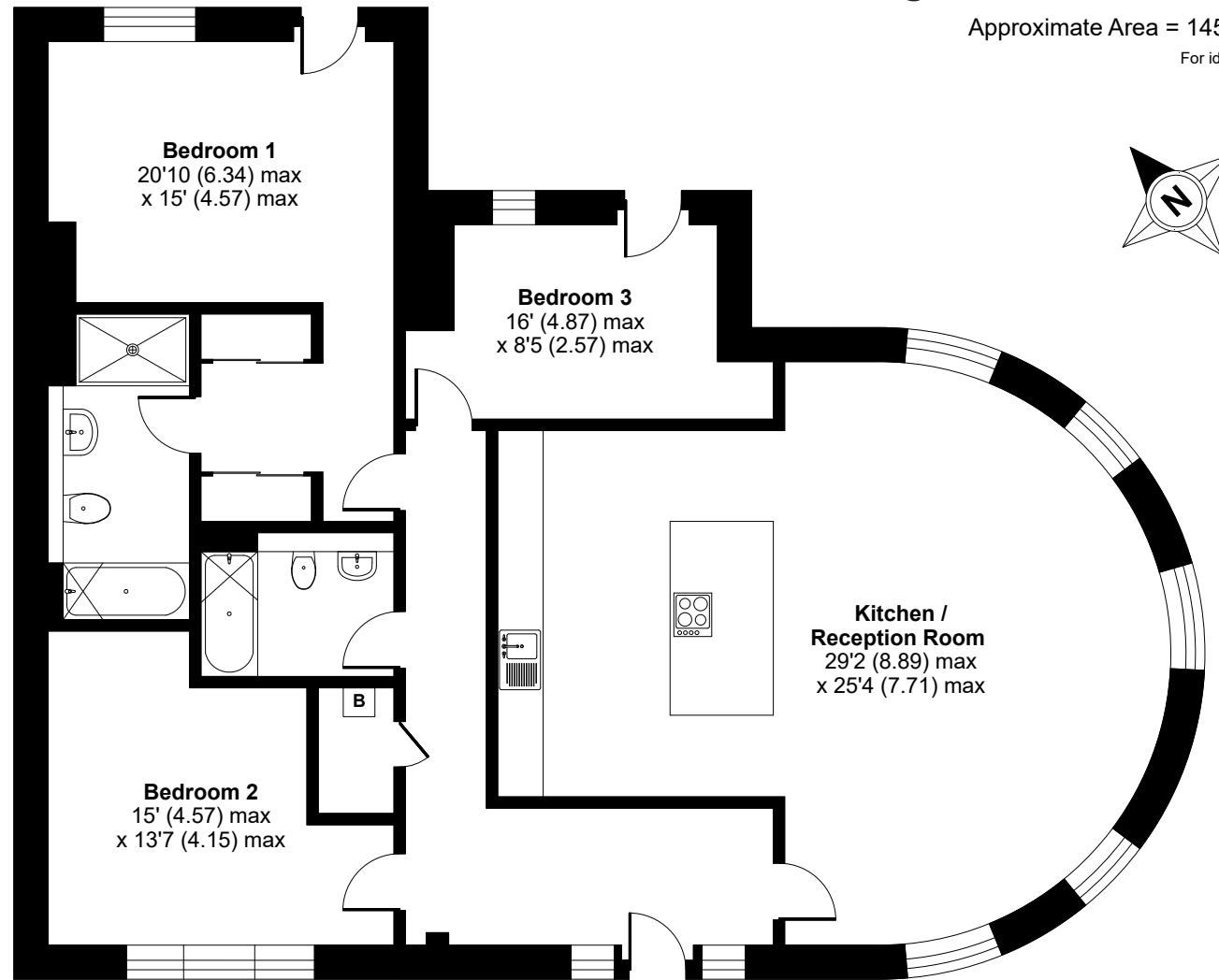
Strictly by appointment with Rupert Oliver Property Agents



Edward VII Wing, French Yard, Bristol, BS1

Approximate Area = 1453 sq ft / 134.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Rupert Oliver Property Agents. REF: 1346676