



## 585 ELECTRICITY HOUSE

Colston Avenue, Bristol, BS1 4TB







# 585 Electricity House

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A superb two storey duplex penthouse apartment in a highly sought-after central Bristol location, with a private roof terrace, allocated off-street parking, private storage

CIRCA 1020 SQ. FT DUPLEX PENTHOUSE APARTMENT \* ICONIC GRADE II LISTED ART DECO BUILDING \* 7-DAY A WEEK CONCIERGE SERVICE \* TWO DOUBLE BEDROOMS \* WELL-APPOINTED BATHROOM \* STUNNING CIRCA 600 SQ. FT OPEN PLAN SITTING ROOM AND KITCHEN WITH SUPERB CITY VIEWS \* FULL WIDTH SOUTHERLY FACING PAVED ROOF TERRACE \* PRIVATE AND SECURE STORAGE POD \* AIR-CONDITIONING ON BOTH FLOORS AND UNDERFLOOR HEATING THROUGHOUT \* ALLOCATED UNDERGROUND PARKING \* EPC: E

## Situation

Electricity House is a stunning Art Deco building in the heart of Bristol city centre, constructed of Portland Stone and designed by renowned architect Sir Giles Gilbert Scott – best known for his iconic red telephone boxes and Battersea Power Station, to name but a few.

In 2014 the property was acquired by Crest Nicholson and converted into 85 luxury apartments, winning the "Best Refurbishment of the Year" award at the 2016 Housebuilding Awards.

585 is situated over the top two floors of the south facing elevation, allowing for stunning panoramic views over the city centre; from Nick Walker's famous "Vandal" street art to the spires and steeples of St. Johns, St. Stephens and St. Nicolas' Churches.

The location is perfect for access to the BRI (0.2 miles), Bristol Temple Meads (1 mile) and the M32 (1.1 miles) with Clifton village a little over a mile away and access to Bristol's famous floating harbour just a short walk across the city centre.

Extensive shopping is available at Cabot Circus just over half a mile away; with a Harvey Nichols, Marks and Spencer's and Vue Cinema along with numerous independent bars, restaurants and shops all located nearby.











## For Sale Leasehold

The first impressions of Electricity House are dramatic; beautiful architecture sensitively restored and approached via the pedestrianised entrance opposite Bristol's Cenotaph.

Double doors open automatically, and the beautiful communal entrance hall has been refurbished to reveal its Art-Deco splendour – with a central desk for the 7 day a week concierge and private post-boxes for each apartment.

The option of two lifts (or the stairs) take you up to the fifth floor, with 585 accessed from the communal hall looking down into the dramatic full height central atrium below.

On entering, the light in 585 is excellent – benefitting from the apartment's south facing orientation and subsequent "thermal gain". The property enjoys air conditioning across each floor (for the very hot days) to add to the apartment's long list of creature comforts.

On the fifth floor lie both double bedrooms. These are each well-appointed and benefit from fitted wardrobes along with access out onto the full width 25' paved roof terrace.

This is a superb feature; south-facing and looking directly across to Nick Walker's inspiring street art whilst simultaneously taking in Bristol city centre's amazing architecture. Truly uplifting.

Both bedrooms share a fitted bathroom accessed from the entrance hall. The bathroom is fully tiled with a three piece suite comprising a panelled bath with a thermostatic shower above, w.c and wash basin as well as heated towel rail and vanity mirror.

Within the hallway is a useful recessed storage cupboard, perfect for keeping coats and boots out of the way and the hallway itself clear of clutter.

A striking oak and glass staircase leads to the sixth floor and opens up into a spectacular light-filled sitting room, with a full width wall of windows overlooking the cityscape and street art. This room too benefits from its own independent air conditioning along with an oversized sliding glazed door opening really brining the outside in, and protected from inside by a glazed safety screen.

Like the rest of the apartment the room benefits from underfloor heating and a tiled floor, with access to a fully fitted utility cupboard also housing the heating and hot water controls.









A peninsular island separates the sitting room from the kitchen whilst also providing a breakfast bar and casual dining space. The kitchen itself is fully fitted with an expanse of stone worksurfaces and fitted floor and wall-mounted storage.

Integrated appliances include a fridge and freezer, Bosch dishwasher, Bosch ceramic hob and wall mounted AEG oven and grill and a separate microwave combi.

#### Storage Pod

Located on the second floor and accessed from the communal hallway is a useful private and secure storage pod. Perfect for suitcase / holiday equipment, sports kit and long term filing etc.

#### Outside

585 has access to a private southerly facing circa 25' paved roof terrace, catching much of the day's sun and enjoying fabulous city views. There is plenty of space for a dining table and chairs as well as gas oven or grill.

Situated on the lower ground floor is an allocated off-street parking space with lift access to the floors above.

#### Services

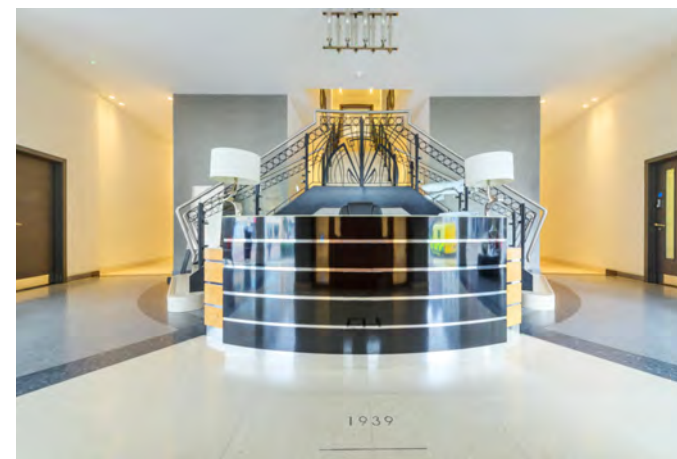
Mains electricity, water and drains. Broadband and Telephone available by private contract.

Concierge service. Reversible air-conditioning system and underfloor heating.

#### Local Authority

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

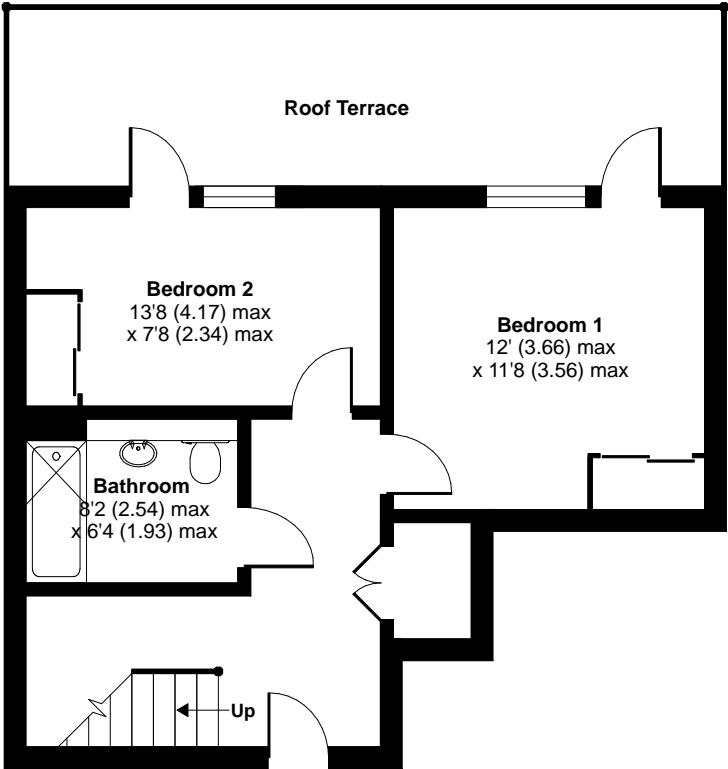
Directions: Postcode: BS1 4TB



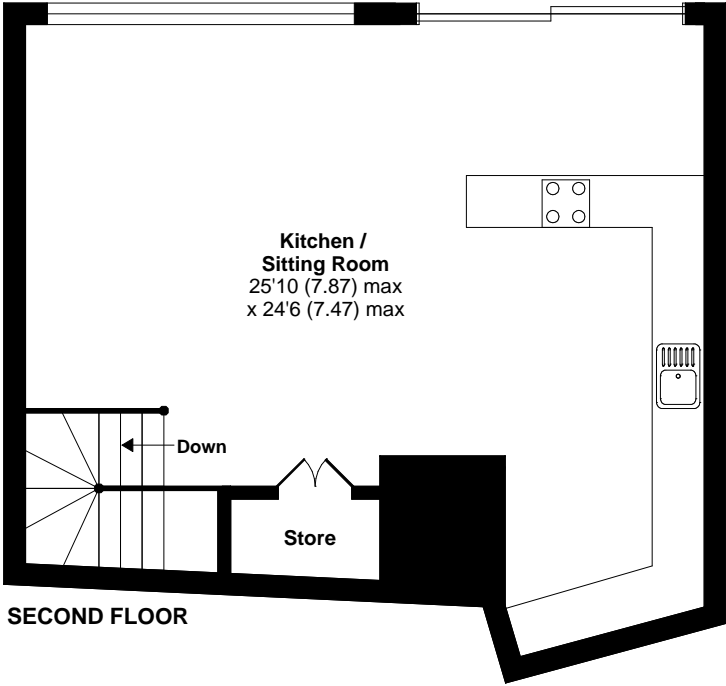
# Colston Avenue, Bristol, BS1

Approximate Area = 1019 sq ft / 94.6 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Rupert Oliver Property Agents. REF: 920787



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