



13A LONDON STREET
Bath

Carter Jonas

13A, LONDON STREET, BATH, SOMERSET, BA1 5BU

A CHARMING GEORGIAN APARTMENT OVER THREE FLOORS ON LONDON STREET, BATH. A DELIGHTFUL THREE-BEDROOM HOME WITH A PERFECT BLEND OF PERIOD CHARM AND MODERN CONVENIENCE, SITUATED IN THE VIBRANT WALCOT STREET AREA. NO LEASE RESTRICTIONS; WOULD SUIT AS A HOLIDAY LET.

DESCRIPTION

Nestled within the heart of Bath, this charming Georgian home offers a unique opportunity to enjoy city living at its finest. It would suit as a great pied à terre, home for professionals or as a holiday let. Arranged over three floors, the home boasts an abundance of natural light, enhanced by classic sash windows and elegant proportions. It also has its own front door to the side of the building. Underneath the property is The Sickle, a European style café bar serving a variety of craft and specialty beers. The famous Hudson Steakhouse is close by too.

The ground floor provides a welcoming entrance with access to the staircase leading to the upper floors. The first floor opens to a spacious open-plan living and dining area, characterized by its high ceilings and period charm. The adjacent kitchen is open plan to the living space and looks out towards Hedgemoor Park opposite.

The second floor hosts a comfortable principal bedroom and a contemporary family bathroom, complete with a bathtub and shower. On the top floor, two additional bedrooms offer flexibility, ideal for family living, a home office, or guest accommodation. An additional WC completes this floor, ensuring practicality for modern lifestyles.

SITUATION

Situated on London Street, just a short stroll from Walcot Street, this property offers the best of Bath's vibrant culture and amenities. Underneath the property is The Sickle, a European style café bar serving a variety of craft and specialty beers. The famous Hudson Steakhouse is close by too. Enjoy a wealth of independent shops, artisanal cafés, and award-winning restaurants.



The city's renowned landmarks, including the Royal Crescent and Pulteney Bridge, are within easy reach. Bath Spa railway station provides excellent transport links to London and beyond. Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There is a mainline rail link to London Paddington (journey time from 84 mins) and Bristol Temple Meads (journey time from 11 mins).

ADDITIONAL INFORMATION

Tenure: Leasehold (999 Years from 25th March 1979)
Holiday lets permitted.

Planning: The property is Grade II listed.

Service Charge: 75% of Insurance Premium.

Services: All mains services are connected.

Ground Rent: 5 pence per annum.

Local Authority: Bath and North East Somerset Council.

Council Tax: Band C

EPC: Band E

Viewing: Strictly by appointment with Carter Jonas.





London Street, Bath, BA1

Approximate Area = 1045 sq ft / 97.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Carter Jonas. REF: 1260996



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