



13A, LONDON STREET, BATH, SOMERSET, BA1 5BU
£2,250 per month

Carter Jonas

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.

Tucked away in the heart of Bath city centre, this beautifully refurbished three-bedroom maisonette offers stylish and contemporary accommodation arranged over three floors. Finished to an excellent standard throughout, the property combines period character with modern design, creating a welcoming and practical home ideally suited to professional tenants, couples or families seeking a central Bath location.

Accessed via its own private entrance, stairs lead up to a bright and spacious open-plan living, dining and kitchen area. Thoughtfully redesigned, the accommodation features a contemporary palette inspired by Bath's Georgian architecture, complemented by quality fixtures and fittings and an abundance of natural light.

The upper floors provide three well-proportioned bedrooms, offering flexible accommodation for those requiring guest space or a home office. The modern bathroom has been finished to a high standard, with additional WC facilities providing further convenience for modern living.

Situated on sought-after London Street, the property enjoys immediate access to Bath's vibrant amenities, independent cafés, restaurants and boutique shops. Walcot Street, Hedgemoor Park, Milsom Street and the city centre are all within easy walking distance, while Bath Spa railway station offers excellent connections to London Paddington, Bristol Temple Meads and beyond.

A particular benefit of the property is its eligibility for two residents' parking permits, an advantage for such a central location.

EPC Rating E. Council Tax Band C (please see BANES website for current cost)

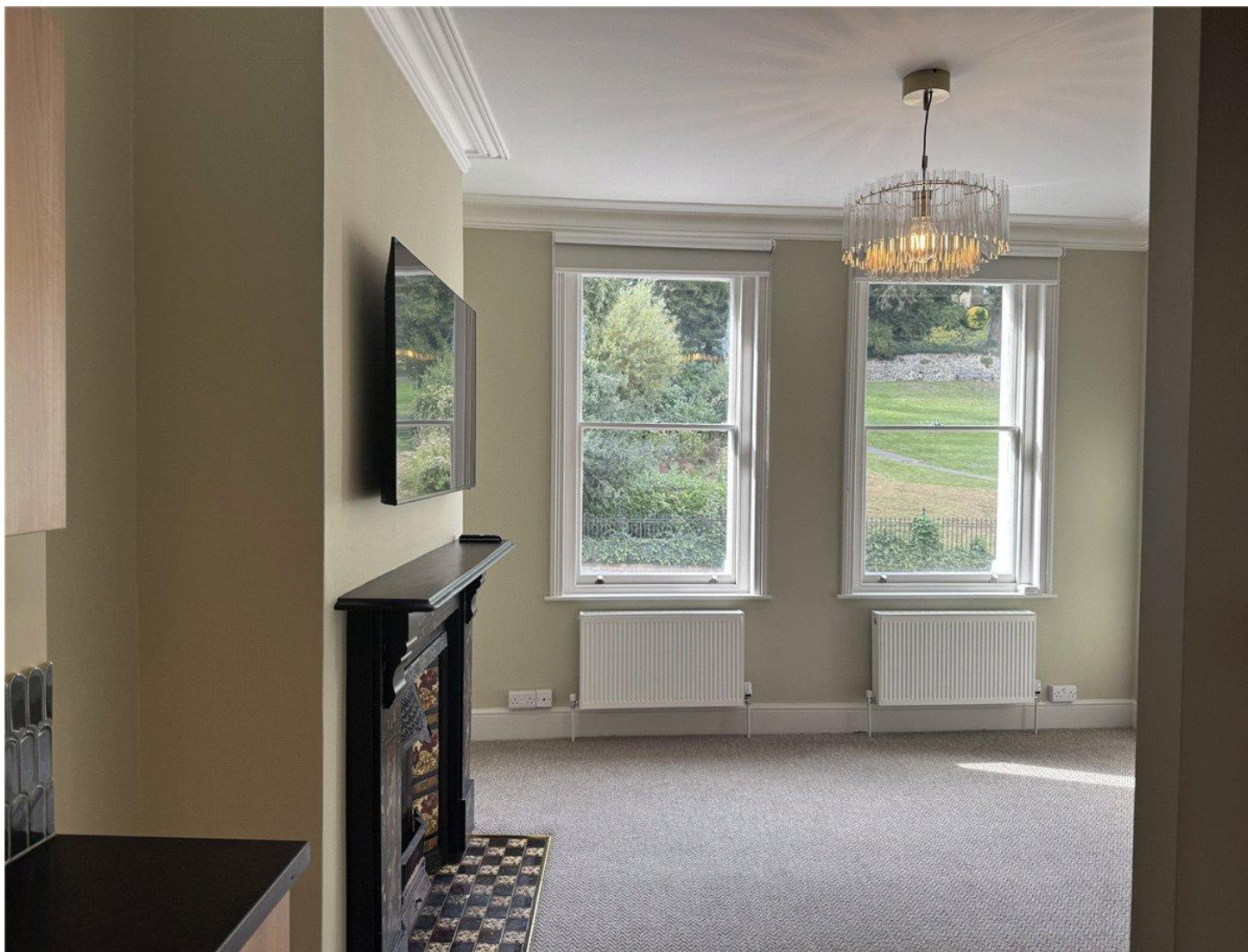
Mains electric, gas and mains water.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2250 per calendar month:

Holding deposit of 1 week's rent £519.23

Security deposit of 5 weeks rent £2596.15



ADDITIONAL INFORMATION

Viewing Strictly by appointment

Local Authority - Council Tax Band C





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). © nclhcom 2025. Produced for Carter Jonas. REF: 1260996

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

T: 01225 747250

5-6 Wood Street, Bath, BA1 2JQ

E: bath.enquiries@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.