



THE HARRIS LOFTS

NARROW QUAY



A ONCE IN A LIFETIME OPPORTUNITY

THE HARRIS LOFTS



AN UNRIVALLED WATERFRONT LOCATION



CASCADE STEPS



PERO'S BRIDGE



QUEEN SQUARE

From the iconic, industrial era warehouse on Narrow Quay, we introduce **The Harris Lofts**, a sympathetic conversion of this old historic wharf side building to 13 waterside loft style apartments which are creatively conceived and planned whilst retaining the amazing history of the building.

The unrivalled location of the building overlooks the bustling thoroughfare of Pero's Bridge and has stood proudly over the Floating Harbour since 1855. The exterior has been sympathetically modernised and behind the facade, the loft style apartments are a fitting tribute to the building's history; maintaining the balance between modern living and historic architecture.

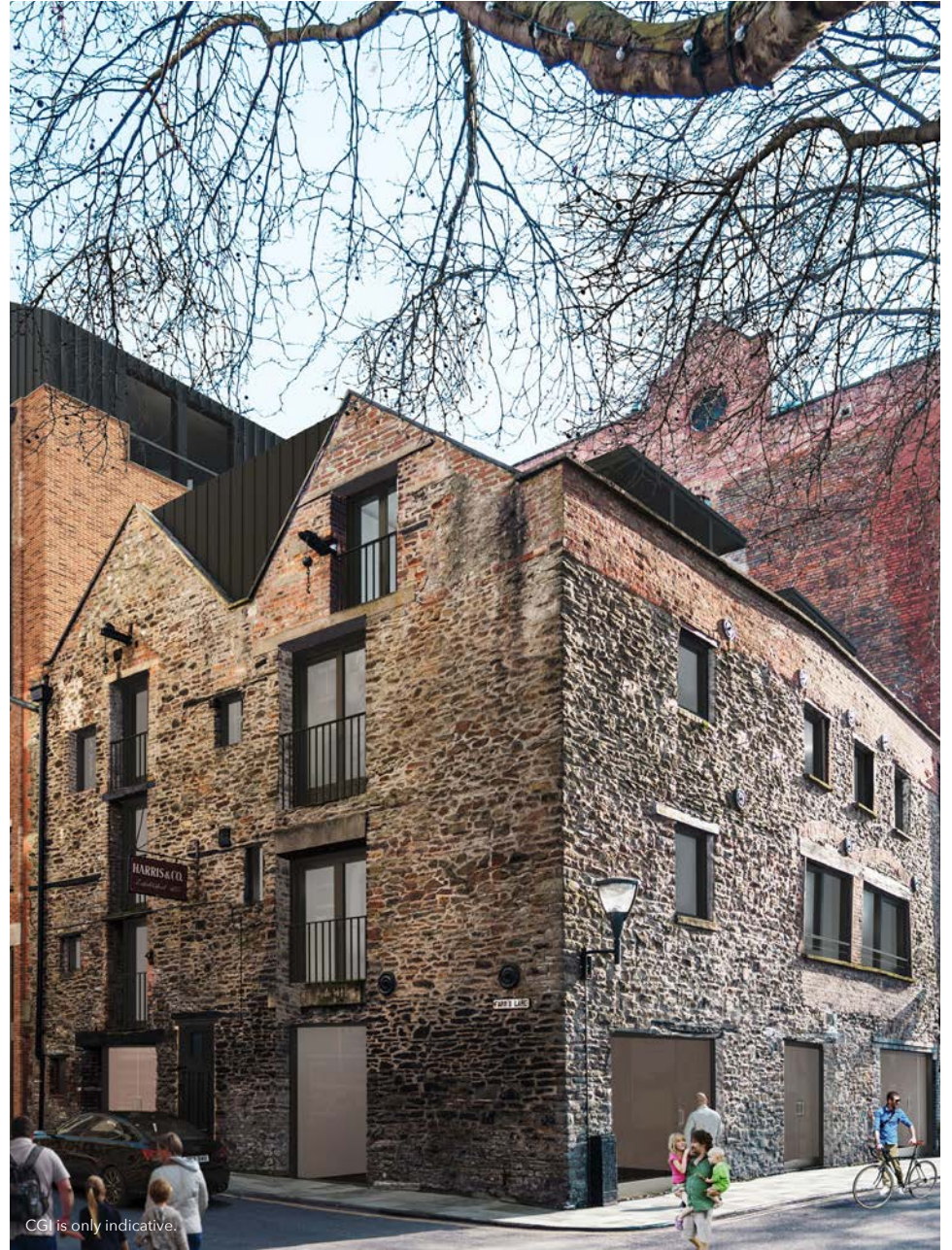
With close proximity to Queen Square and Park Street, all local amenities are a short walking distance from the central location of The Harris Lofts. Connections to transport are easily accessible, with both Temple Meads Railway Station and Bristol Bus Station 15 minutes walk away, allowing you to enjoy all Bristol has to offer and beyond.

This is a once in a lifetime opportunity to own a piece of Bristol's history and make this unique waterside location your home.



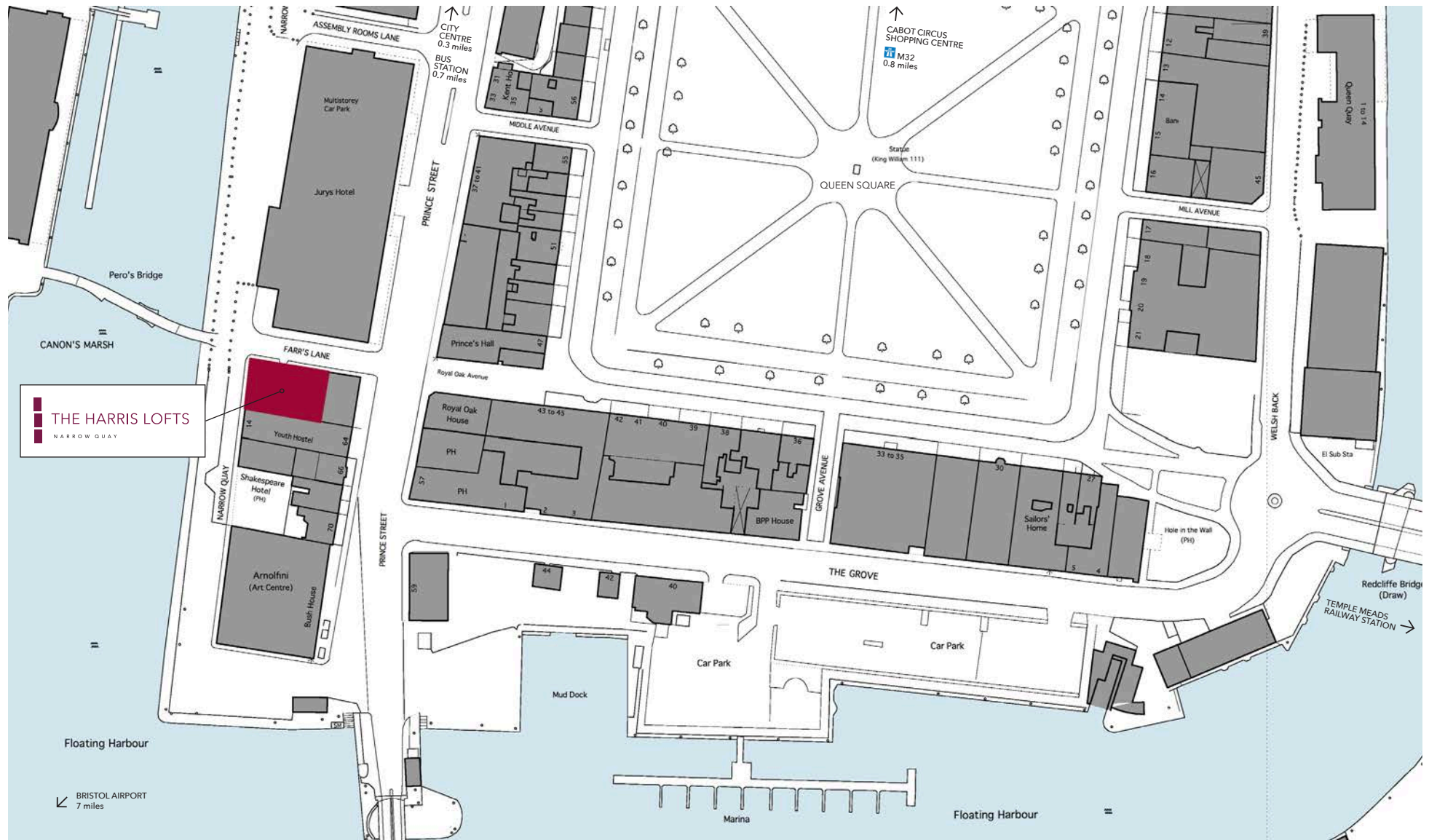


CGI is only indicative.



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AN UNRIVALLED POSITION LOCATED ON NARROW QUAY, BRISTOL'S FLOATING HARBOUR



BRISTOL



A CITY THAT HAS IT ALL



MILLENNIUM SQUARE



BRISTOL CATHEDRAL



INTERNATIONAL BALLOON FIESTA

Bristol's credentials speak for themselves as the UK's Best City to Live for wealth and happiness* and one of the Best Places to Live**.

The bustling waterfront is surrounded by cafes, bars, restaurants, art galleries and museums. The city hosts annual festivals and events with the International Balloon Fiesta and Bristol Harbour

Festival taking centre stage; there is always something new to explore and the ever evolving creative buzz is captivating. The city has something for everyone, yet everyone feels at home.

Bristol has been named the UK's first cycling city and awarded the title of European Green Capital 2015, the city is also home to thriving engineering, aerospace and financial industries and fast becoming a centre of excellence for technology and creative start ups.

* *The Telegraph*, 2013. ** *Sunday Times*, 2014.





SPECIFICATION

A PREMIUM SPECIFICATION FOR A SPECIAL LOCATION

From the second you step inside The Harris Lofts, the attention to detail is evident.

The Harris Lofts are designed to be energy efficient and fitted with the following quality finishes as standard:

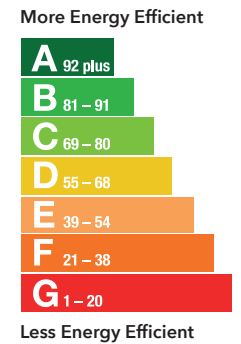
INTERIOR DECOR

- Boutique hotel feel
- Farrow & Ball paint colours
- Beautiful engineered solid wood flooring
- Luxurious carpets

GENERAL UTILITIES/FACILITIES

- Electric heating and hot water supply to all apartments
- Solar energy installation off-setting electricity costs to each flat
- Video entry system
- Passenger lifts to all floors
- Communal TV / Sky reception system
- Glazed atriums
- Cycle storage
- Juliette balconies where shown

Apt	EER
1	73 - C
2	80 - C
3	82 - B
4	80 - C
5	82 - B
6	81 - B
7	85 - B
8	82 - B
9	84 - B
10	87 - B
11	85 - B
12	82 - B
13	79 - C



* Build Assure New Homes insurance cover is provided with all apartments.



Computer Generated Images shown here are only indicative. Materials and finishes are subject to change. Not to scale.

KITCHENS

- Aluminium c-channels & plinths
- C-channel lighting
- Wall cupboards with glass lit bases
- Built in waste storage
- Quartz worktops
- Feature lighting
- Allocated washer/dryer space
- Double oven with integrated microwave oven combi
- Dishwasher
- Fridge freezer



BATHROOMS

- Heated chrome towel rail
- Beautiful eco wall hung basins with built-in storage
- Concrete effect floor tiles
- Grey ceramic 'metro' style wall tiles

Every finish has been carefully considered and selected by Sarah Jayne Pepworth of SJP Interior Design, Clifton. Sarah is an accomplished expert in designing and creating inspiring home environments that work in harmony with your lifestyle.

“ Taking inspiration from the building’s history and the buzz of its surroundings, the look I have created within the apartments has a very New York loft style apartment feel - you know you are in the middle of this exciting metropolis but with a strong sense of cosy homeliness. ”



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APARTMENT ONE

2 BEDROOM DUPLEX WITH JULIETTE BALCONY | APPROX AREA 670 Sq Ft (62.24 m²)



FIRST FLOOR



ENTRANCE

ENTRANCE FLOOR

LIVING AREA + KITCHEN
5.2 x 3.45m/17'1" x 11'4"

BEDROOM 1
3.55 x 5.15m/11'8" x 16'11"

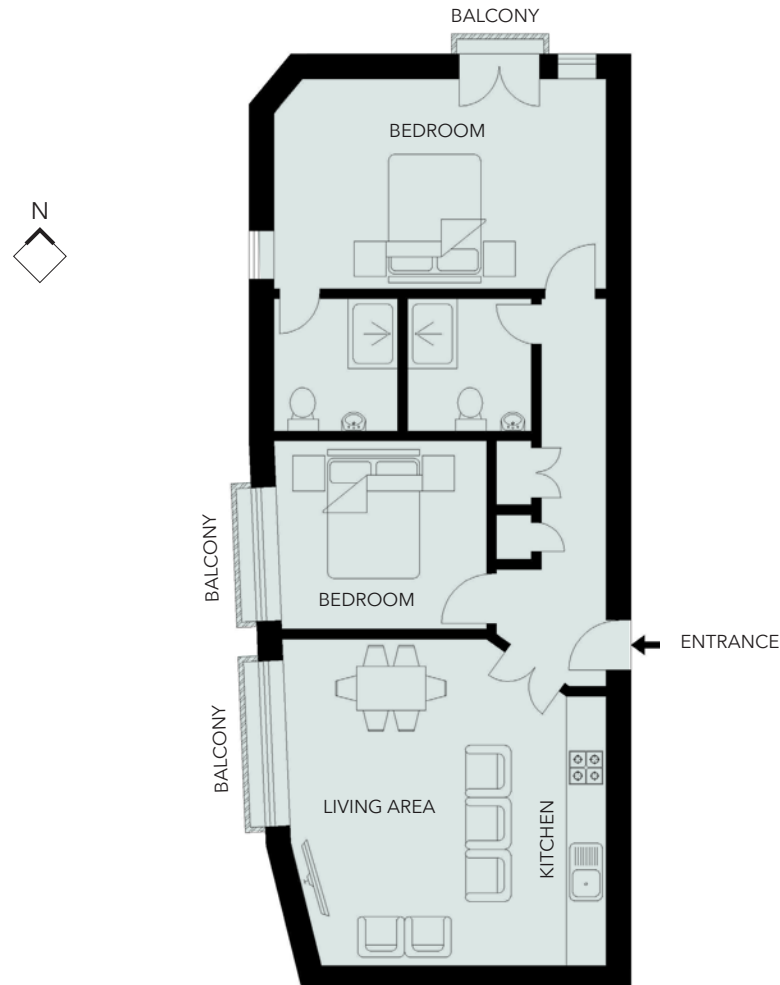
BEDROOM 2
3.2 x 2.6m/10'6" x 8'6"

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Juliette balconies shown will be in line with the wall of the building and not external, floor plans are representative only

APARTMENT TWO

2 BEDROOM DUPLEX WITH JULIETTE BALCONIES | APPROX AREA 869 Sq Ft (80.73 m²)



LIVING AREA + KITCHEN
5.15 x 5.3m/16'11" x 17'5"

BEDROOM 1
3.15 x 5.55m/10'4" x 18'3"

BEDROOM 2
3.15 x 5.55m/10'4" x 11'4"

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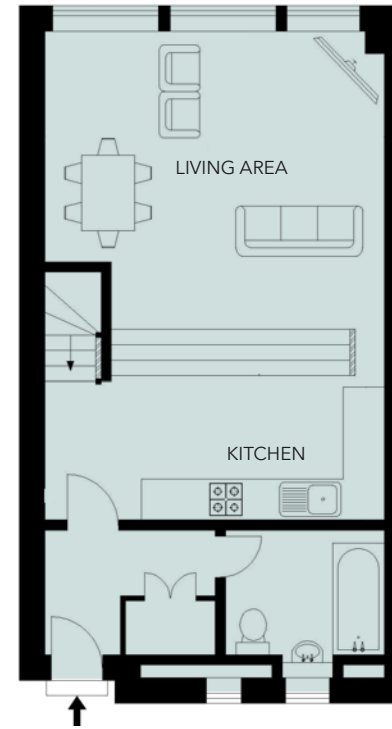
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APARTMENT THREE

2 BEDROOM DUPLEX | APPROX AREA 784.3 Sq Ft (72.9 m²)



LOWER FLOOR



ENTRANCE

ENTRANCE FLOOR

LIVING AREA

5.05 x 5.05m/16'7" x 16'7"

KITCHEN

5.05 x 2.05m/16'7" x 6'9"

BEDROOM 1

4.1 x 2.45m/13'5" x 8'0"

BEDROOM 2

3.55 x 2.45m/11'8" x 8'0"

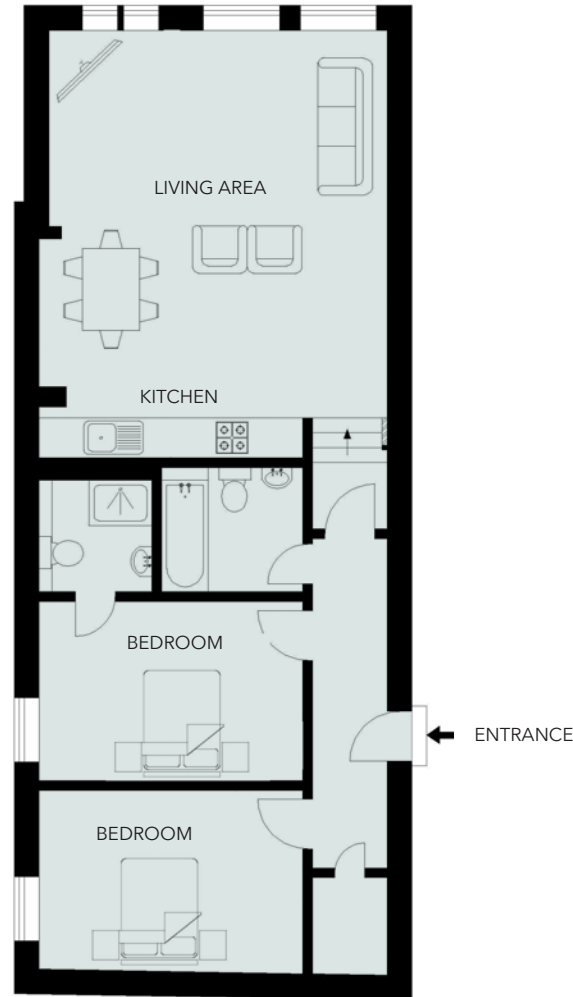
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APARTMENT FOUR

2 BEDROOM | APPROX AREA 904 Sq Ft (84.07 m²)



LIVING AREA + KITCHEN
6.55 x 5.4m/21'6" x 17'9"

BEDROOM 1
4.1 x 2.75m/13'5" x 9'0"

BEDROOM 2
4.1 x 2.75m/13'5" x 9'0"

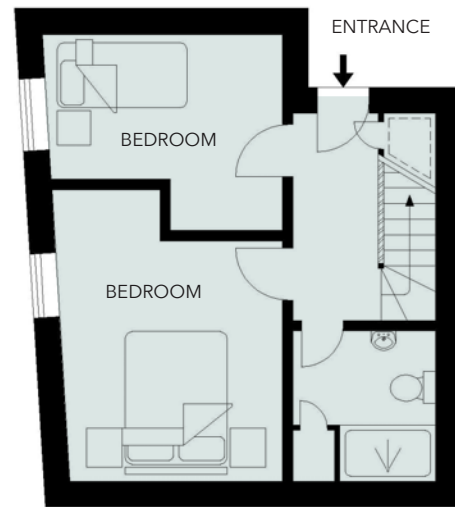
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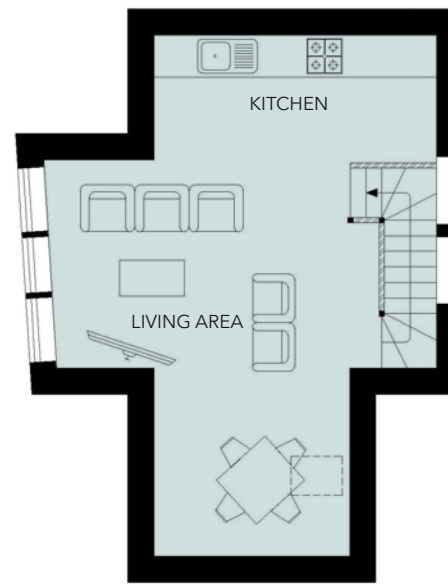
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APARTMENT FIVE

2 BEDROOM DUPLEX | APPROX AREA 681 Sq Ft (63.36 m²)



ENTRANCE FLOOR



FIRST FLOOR

LIVING AREA + KITCHEN
7.1 x 4.75m/23'4" x 15'7"

BEDROOM 1
4.05 x 3m/9'1" x 13'3"

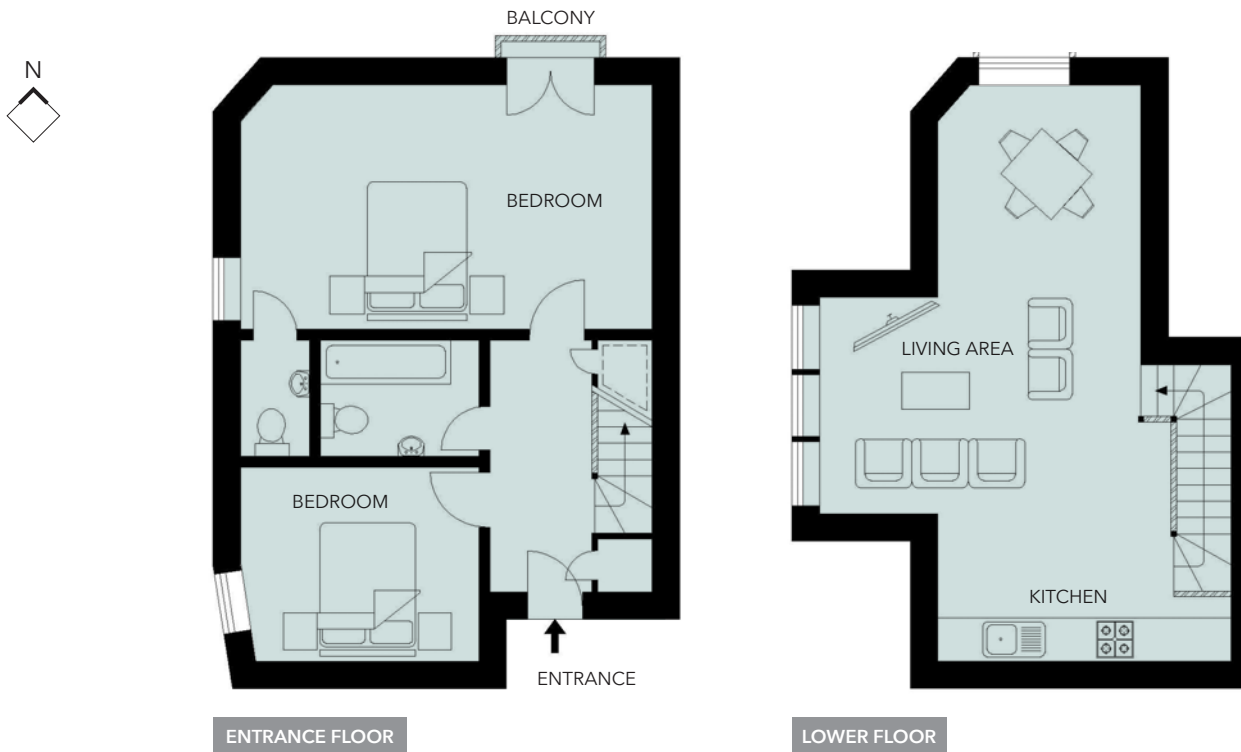
BEDROOM 2
2.6 x 3.15m/10'4" x 8'6"

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APARTMENT SIX

2 BEDROOM DUPLEX WITH JULIETTE BALCONY | APPROX AREA 796 Sq Ft (73.95 m²)



LIVING AREA + KITCHEN
7.2 x 4.75m/15'7" x 23'7"

BEDROOM 1
3.1 x 5.5m/10'2" x 18'1"

BEDROOM 2
3.3 x 2.6m/10'10" x 8'6"

For illustrative purposes only. Not to scale.

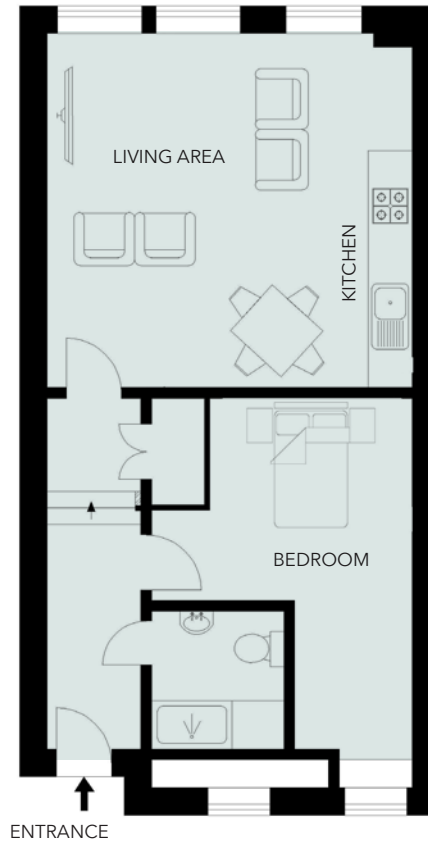
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APARTMENT SEVEN



1 BEDROOM | APPROX AREA 570 Sq Ft (52.95 m²)



LIVING AREA + KITCHEN
5.05 x 4.9m/16'7" x 16'1"

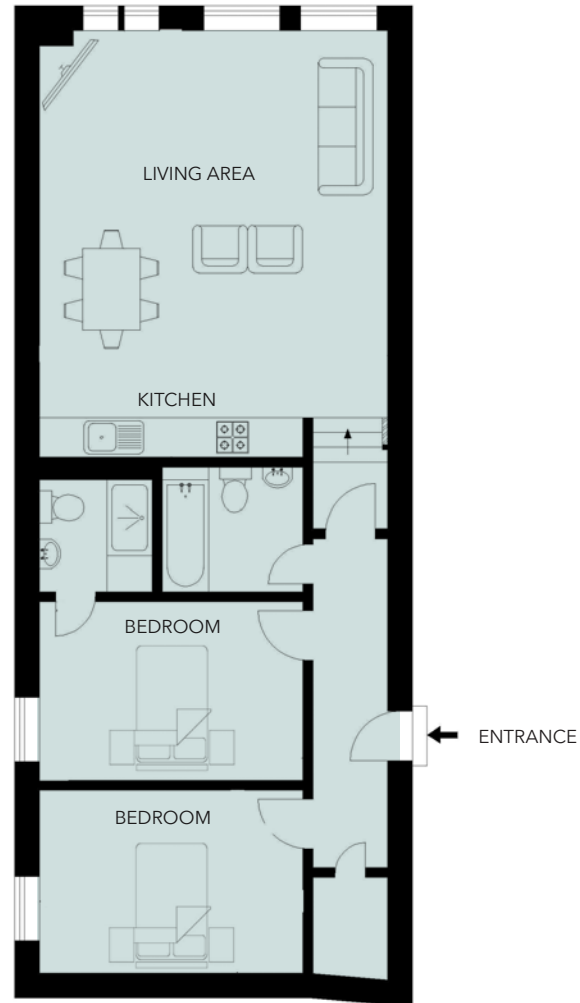
BEDROOM 1
4.15 x 3.6m/15'1" x 11'0"

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APARTMENT EIGHT

2 BEDROOM | APPROX AREA 909 Sq Ft (84.44 m²)

LIVING AREA + KITCHEN
6.55 x 5.4m/21'6" x 17'9"

BEDROOM 1
4.15 x 2.75m/13'7" x 9'0"

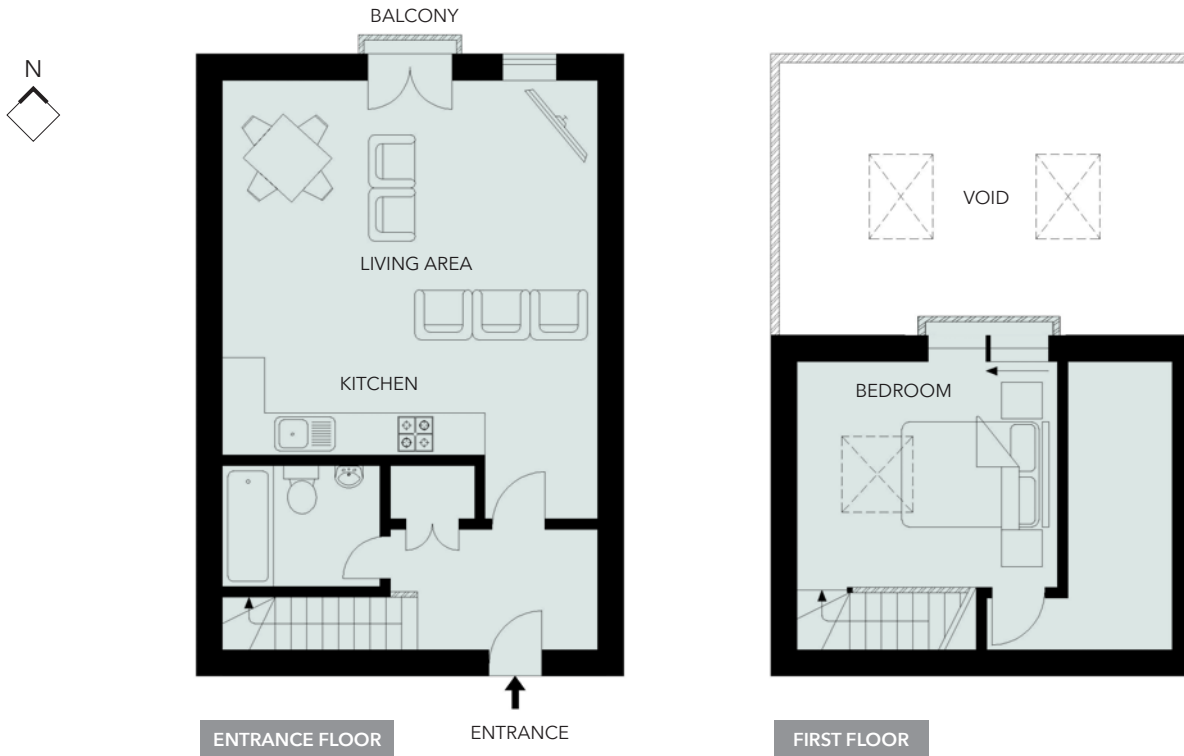
BEDROOM 2
4.15 x 2.5m/13'7" x 8'2"

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APARTMENT NINE

1 BEDROOM DUPLEX WITH JULIETTE BALCONIES | APPROX AREA 581 Sq Ft (53.97 m²)



LIVING AREA + KITCHEN
5.15 x 5.5m/16'11" x 18'1"

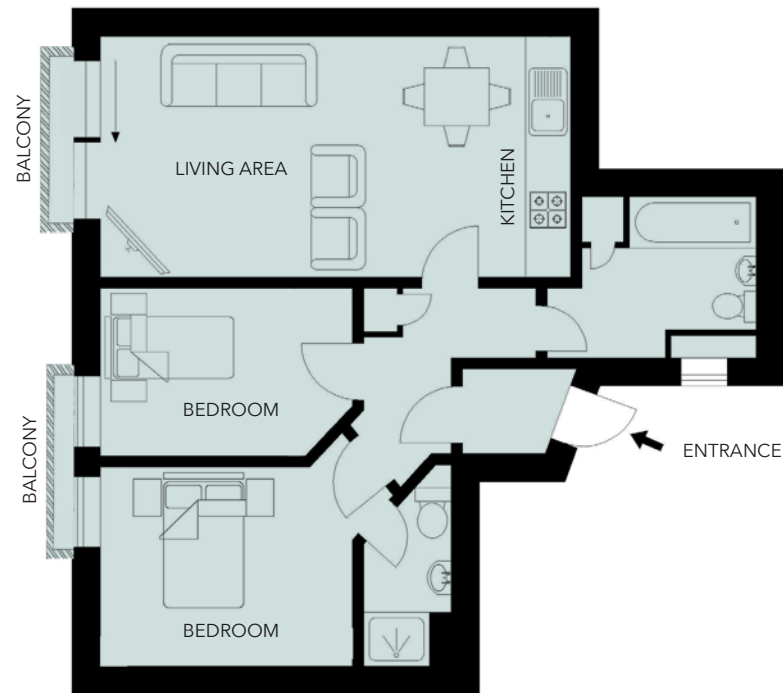
BEDROOM 1
3 x 3.6m/9'1" x 11'10"

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APARTMENT TEN

2 BEDROOM WITH JULIETTE BALCONIES | APPROX AREA 694 Sq Ft (64.47 m²)



LIVING AREA + KITCHEN
6.35 x 3.25m/20'1" x 10'8"

BEDROOM 1
3.4 x 2.7m/11'2" x 8'1"

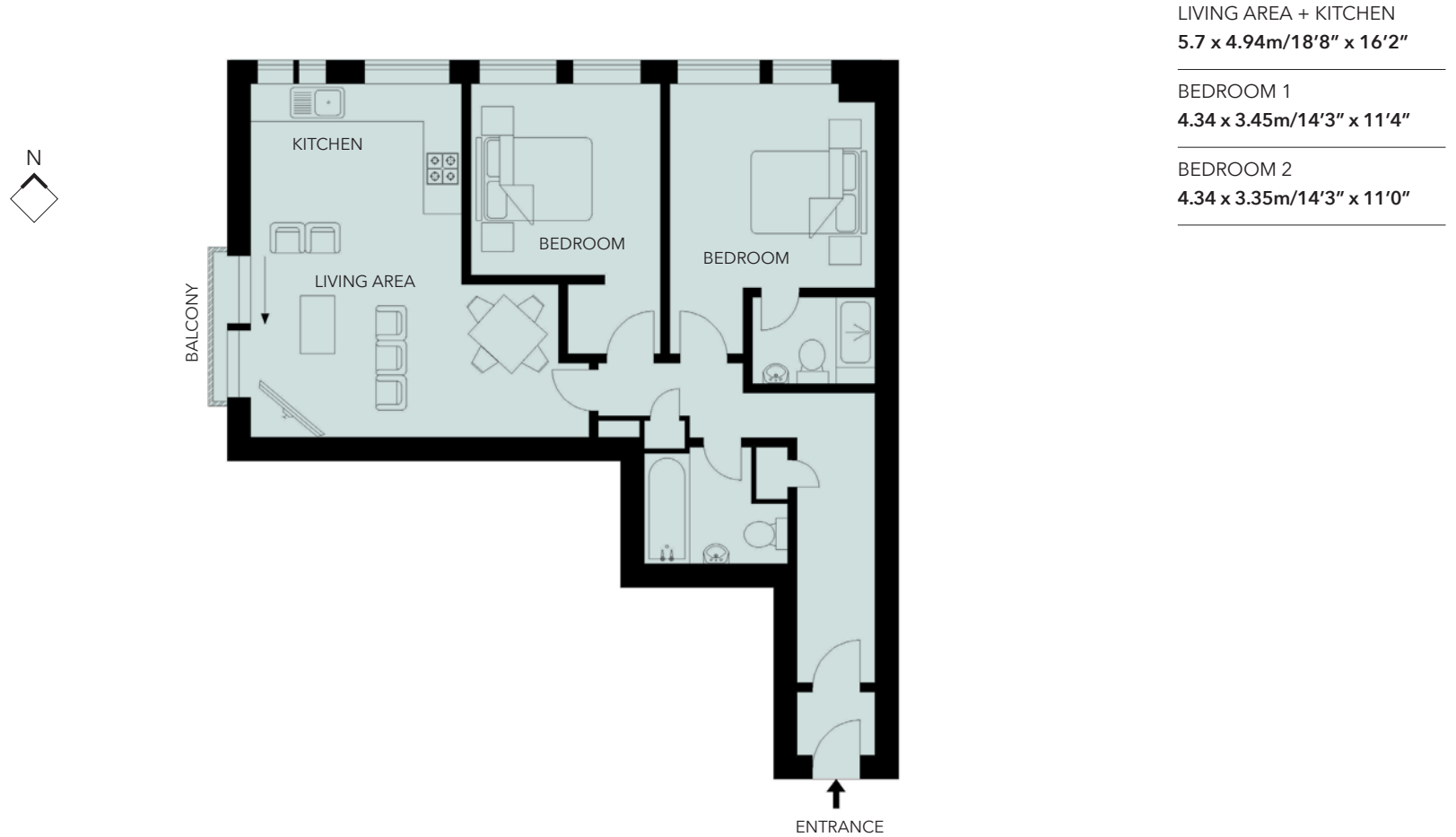
BEDROOM 2
3.4 x 2.25m/11'2" x 7'5"

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APARTMENT ELEVEN

2 BEDROOM WITH JULIETTE BALCONY | APPROX AREA 729 Sq Ft (67.72 m²)



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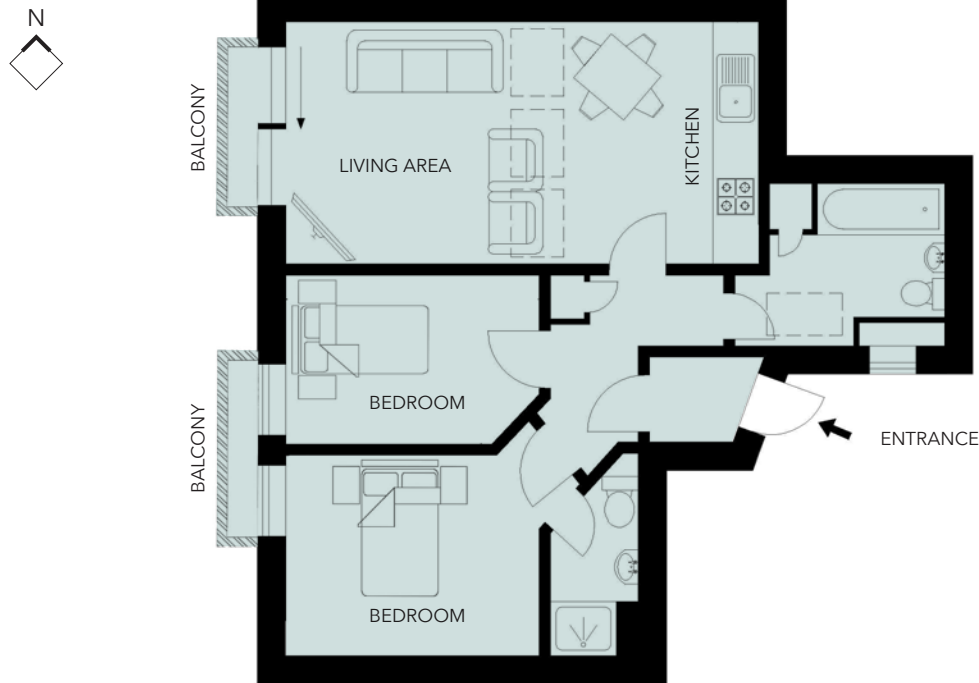
APARTMENT TWELVE

2 BEDROOM WITH JULIETTE BALCONIES | APPROX AREA 645 Sq Ft (59.92 m²)

LIVING AREA + KITCHEN
6.35 x 3.25m/20'1" x 10'8"

BEDROOM 1
3.4 x 2.7m/11'2" x 8'1"

BEDROOM 2
3.4 x 2.25m/11'2" x 7'5"



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APARTMENT THIRTEEN

2 BEDROOM WITH JULIETTE BALCONY | APPROX AREA 739 Sq Ft (68.65 m²)



LIVING AREA + KITCHEN
5.7 x 4.95m/18'8" x 16'3"

BEDROOM 1
4.34 x 3.30m/14'3" x 11'0"

BEDROOM 2
4.34 x 3.05m/14'3" x 10'0"

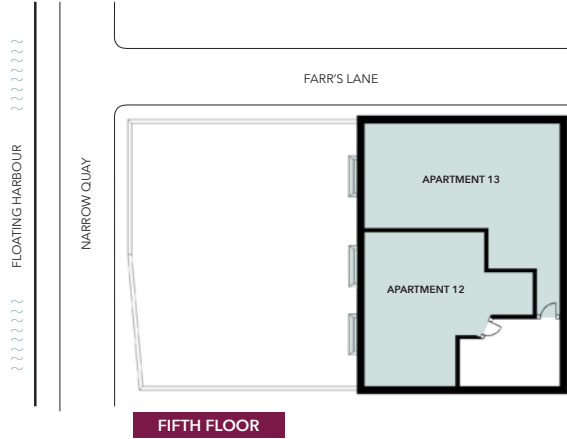
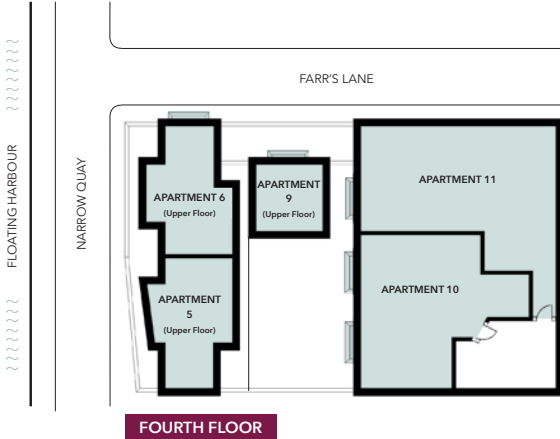
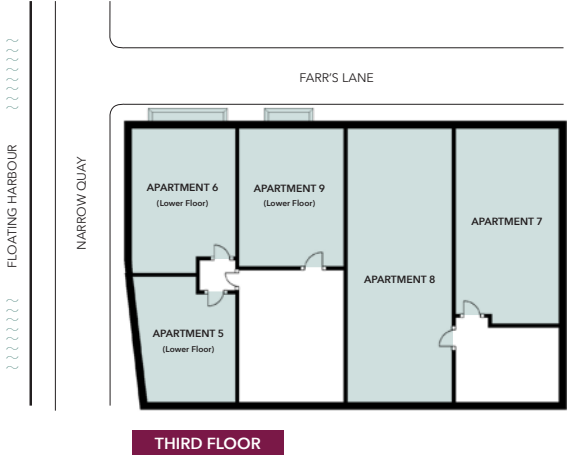
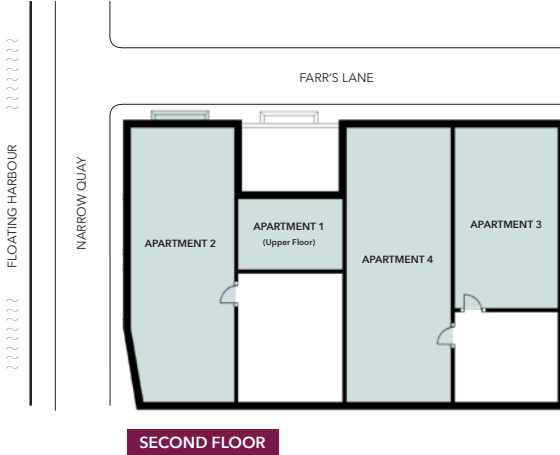
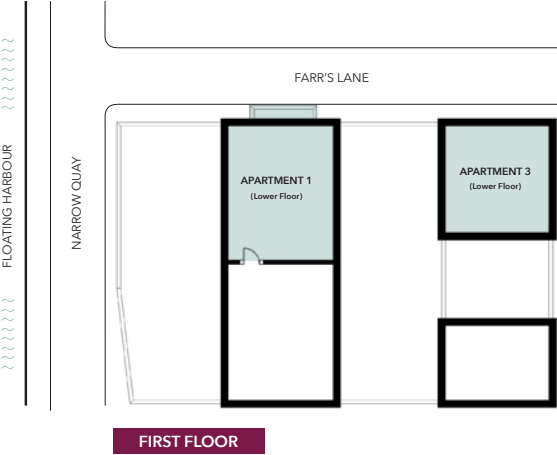
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THE HARRIS LOFTS



APARTMENT LOCATION PLAN



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FOR INFORMATION ON THE RESERVATION PROCESS PLEASE SEE THE COVERING EMAIL
ACCOMPANYING THIS DOCUMENT OR CONTACT **LOUISE** OR **ROSS** AT ALEXANDER MAY,
CLIFTON ON **01179 744 766** OR EMAIL **CLIFTON@ALEXANDERMAY.CO.UK**

www.theharrislofts.co.uk

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