WWW.STPANCRAS.IE

SP D6W

SAINT PANCRAS

APARTMENTS

INTRODUCING

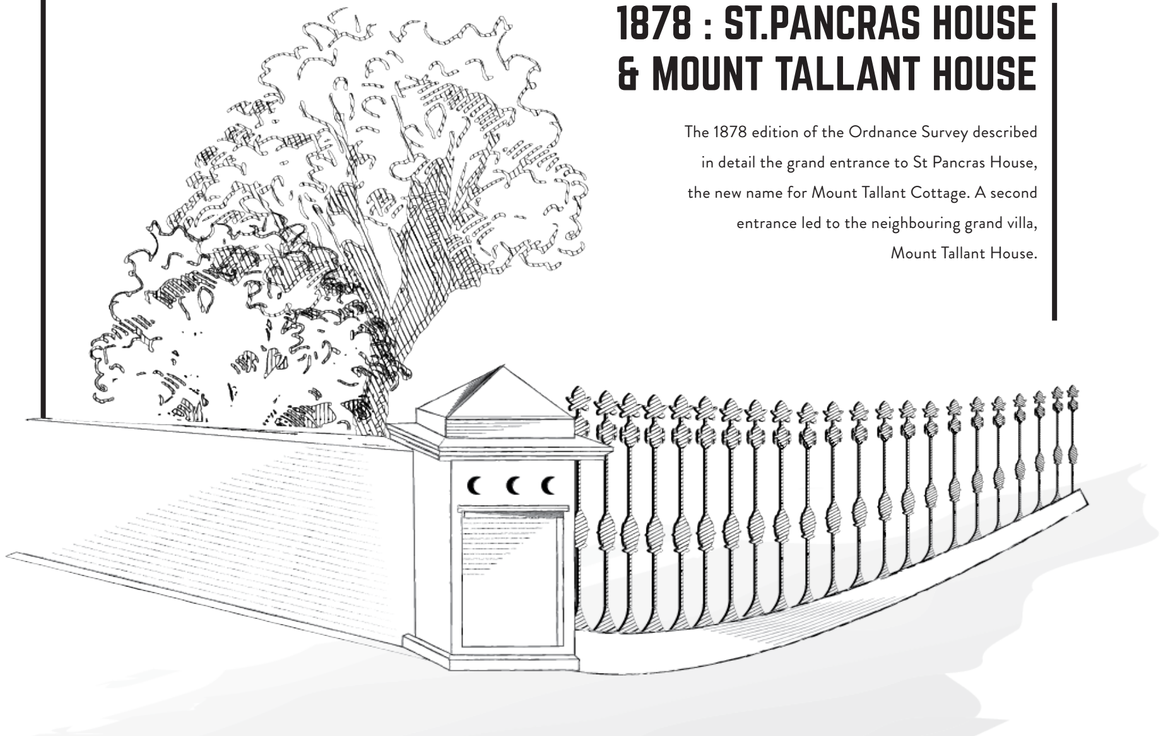
AN EXCLUSIVE DEVELOPMENT
OF HOMES AND APARTMENTS

1850 : MOUNT TALLANT COTTAGE

In early Ordnance Survey records, the elaborate gateway entrance to the current site led to a substantial detached house, named in the 1869 records as Mount Tallant Cottage.

1878 : ST.PANCRAS HOUSE & MOUNT TALLANT HOUSE

The 1878 edition of the Ordnance Survey described in detail the grand entrance to St Pancras House, the new name for Mount Tallant Cottage. A second entrance led to the neighbouring grand villa, Mount Tallant House.



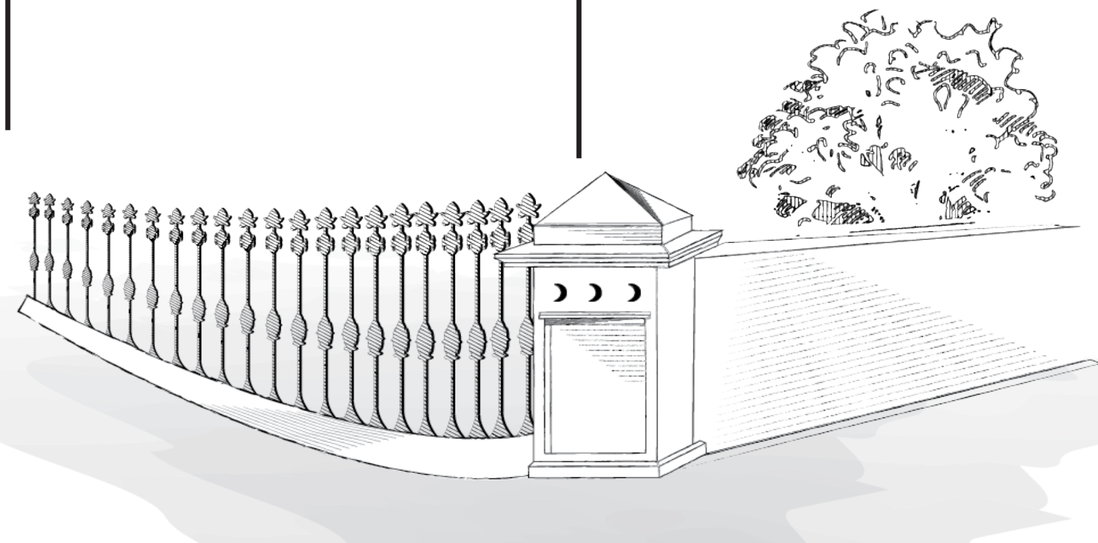
1926 : ST.PANCRAS WORKS

In 1926, the site was renamed St Pancras Works, and housed the Clarnico-Murray confectionery factory. The gate and piers were relocated to Mount Tallant Avenue where they now form the entrance to an exciting new era for this historic site - Saint Pancras.

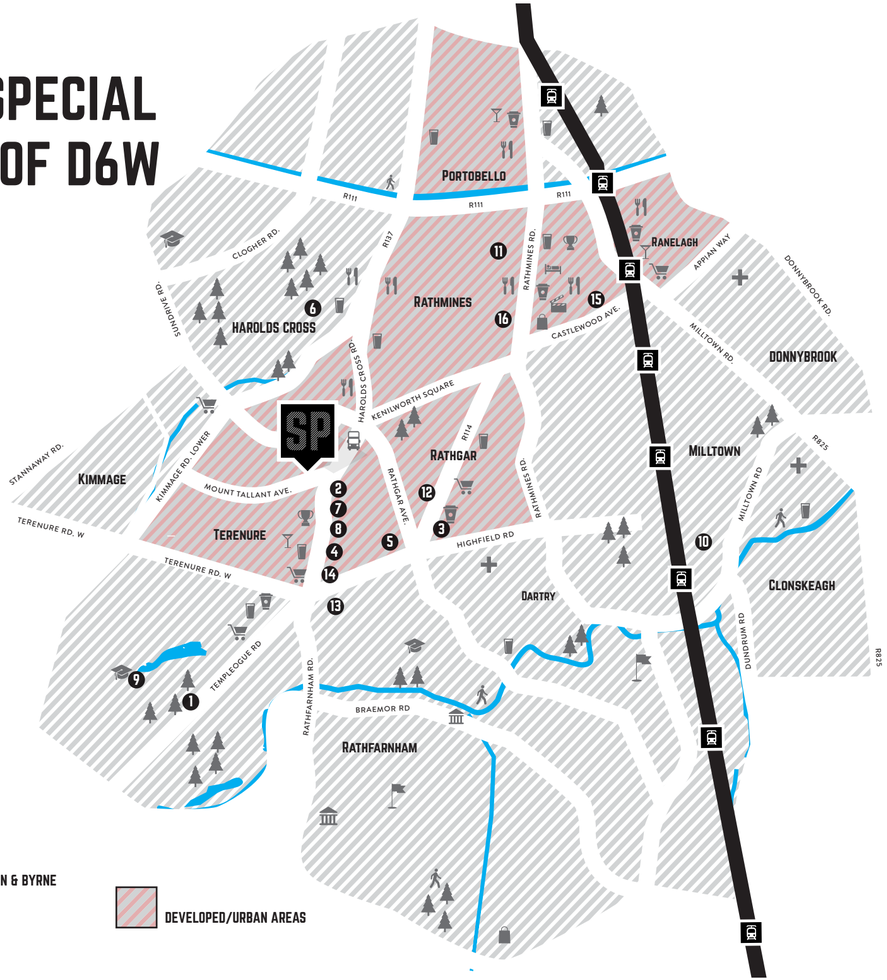
2018 :

SP D6W SAINT PANCRAS

2018 marked the launch of St.Pancras, a development of houses and apartments that offer the best of modern urban living along with a fantastic community spirit.

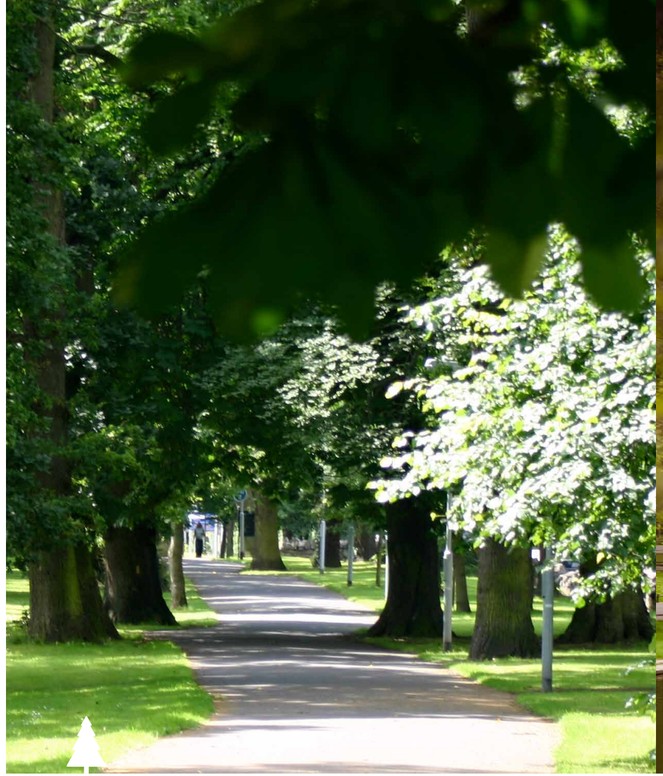


SOMEWHERE SPECIAL IN THE HEART OF D6W



1. BUSHY PARK
2. GREENMAN WINES
3. BIJOU
4. VILLAGE BOOKSHOP
5. THE COFFEE INN
6. HAROLD CROSS PARK
7. MAYFIELDS
8. THE CORNER BAKERY
9. TERENURE COLLEGE
10. ALEXANDRA COLLEGE
11. ST. MARY'S SCHOOL
12. THE BUTLERS PANTRY
13. MARIOS
14. VAUGHANS
15. SWAN CENTRE / FALLON & BYRNE
16. STELLA CINEMA

DEVELOPED/URBAN AREAS

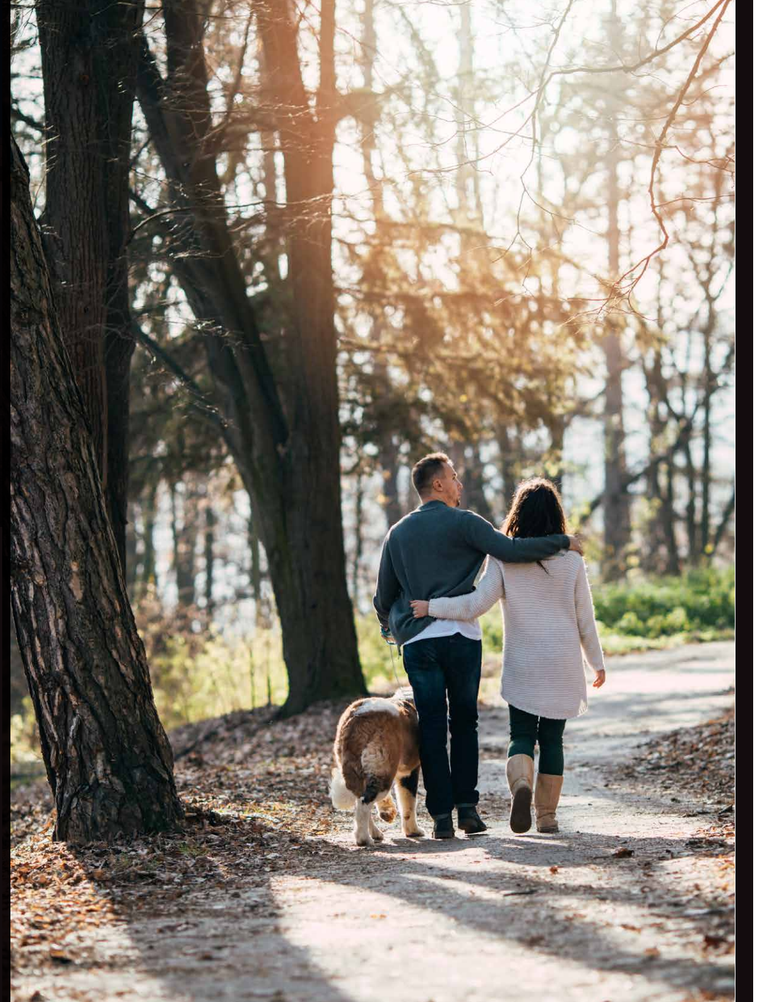


6 MINS
BUSHY PARK

13 MINS
ST. STEPHEN'S GREEN

NOTHING OUT OF REACH

To say that Saint Pancras is convenient is something of an understatement. Dublin City Centre is only a few minutes away and is easily accessed thanks to numerous public transport links, including buses and the Luas system. Getting out of the city is even easier; the M50 motorway is approximately 8km from Saint Pancras, opening up Ireland's network of national roads.



13 MINS
ST.STEPHEN'S GREEN

7 MINS
HAROLD'S CROSS

4 MINS
RATHGAR

5 MINS
RATHMINES

13 MINS
DUNDRUM

16 MINS
M50

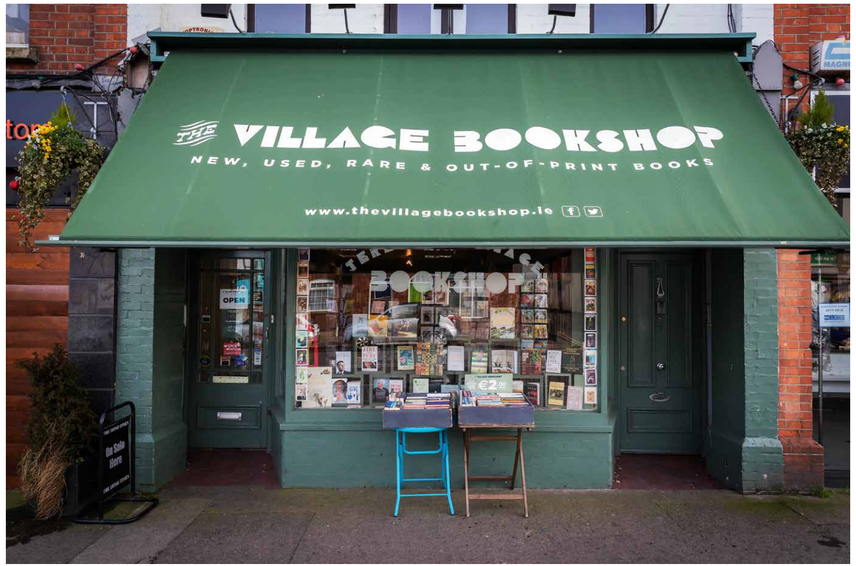
CONVENIENCE MEETS MODERN SOPHISTICATION AT SAINT PANCRAS, INTRODUCING AN EXCITING DEVELOPMENT OF 35 SPACIOUS WELL DESIGNED APARTMENTS & PENTHOUSES IN THE HEART OF DUBLIN 6W.

PERFECTLY LOCATED ON A HISTORIC SITE ADJACENT TO THE BUSTLING VILLAGES OF TERENURE, RATHGAR AND RATHMINES.

RESIDENTS OF SAINT PANCRAS CAN ENJOY THE BEST OF MODERN URBAN LIVING ALONG WITH THE COMMUNITY SPIRIT THAT THESE EXCLUSIVE NEIGHBOURHOODS OFFER.

LOVERS OF FINE FOOD AND A VIBRANT SOCIAL LIFE WILL FIND PLENTY OF HOTSPOTS IN THE IMMEDIATE AREA.

Relax with a cocktail and a great film in the refurbished Stella Cinema or catch up with friends over a glass of wine and some delicious tapas at Green Man Wines – it's all just a stroll away.



NEIGHBOURING RATHMINES AND RATHGAR ARE EXCLUSIVE AREAS PACKED WITH ARTISAN SHOPS, BUSTLING CAFES AND EXCELLENT RESTAURANTS.

PRESENTATION COMMUNITY COLLEGE

THE HIGH SCHOOL

ALEXANDRA COLLEGE

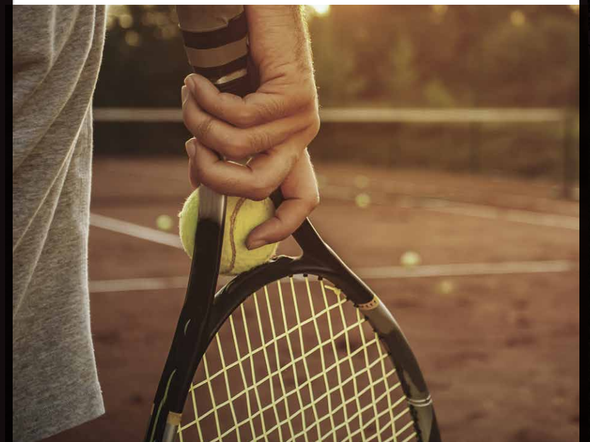
GONZAGA COLLEGE

ST. MARY'S COLLEGE

TERENURE COLLEGE

When it comes to amenities, you really cannot find a better location.

Families are well provided for, with the pick of southside schools on their doorstep, including Alexandra College, St Mary's College and Terenure College. In addition to St. Pancras's landscaped green spaces there are a number of parks, such as Bushy Park which are perfect locations for weekend strolls and picnics, while Rathgar Tennis Club caters for every age and ability.



EACH APARTMENT AT SAINT PANCRAS FEATURES THE VERY BEST IN FIXTURES AND FITTINGS AND IS FINISHED TO THE HIGHEST STANDARD. OUR DESIGN TEAM HAVE CAREFULLY SELECTED BESPOKE KITCHENS AND BATHROOMS FOR EACH OF THE APARTMENTS & PENTHOUSES TO ENSURE THESE HOMES ARE COMFORTABLE AND PERFECT FOR MODERN LIFE.

SPECIFICATIONS

Kitchens

by Gallagher Kitchens

- High-quality solid painted shaker kitchen doors
- Beautiful solid quartz countertops with upstands & backsplash
- Washed oak carcasses and soft-close hinges and drawers
- Miele oven, microwave and hob
- Integrated Whirlpool fridge freezer and dishwasher
- Efficient built-in telescopic extractor fan

Bathrooms & En-suites

- Top-quality sanitary ware from Villeroy & Boch
- Concealed cisterns and vanity units to main bathroom
- Beautiful chrome-plated taps and thermostatically controlled power showers with luxury rainfall showerheads
- Stunning tiles from Porcelanosa

Energy Efficiency

- Impressive A3 BER energy rating
- Extensive wall and floor insulation and exceptional air tightness throughout
- Energy-efficient PVC windows & doors
- A-rated condensing boiler unit and zoned heating control

Security & Safety

- Top-quality smoke detectors fitted throughout
- Carbon monoxide detection system fitted as standard
- Hardwired for security alarm
- Secure multipoint locking system on windows & doors
- Fully installed video/audio door intercom security system

Electrical, Media & Communications

- Wired for high-speed broadband
- Telephone lines to living room/kitchen and main bedroom
- Data points and digital TV connection to living room and main bedroom
- USB charging points
- Main infrastructure installed to accommodate EIR & Virgin Media
- Generous lighting and power points

Heating & Water Services

- Highly efficient gas-fired central heating system with thermostatic zoned heating control, including hot water control
- Fully pressurised hot & cold water system

Internal Finishes

- All walls, ceilings and joinery painted and finished to a high standard
- High-quality solid core Regency doors throughout
- Wardrobes by Gallagher Kitchens
- High acoustic performance concrete floors throughout and solid concrete blockwork party walls between apartments
- Spacious balconies with glazed balustrades
- Impressively designed entrance lobbies, lifts and common areas with top quality floor finishes.

External Finishes

- Attractive brick and render facades
- High-class reconstituted stone surrounds to windows and doors
- Maintenance-free UPVC facia soffits and downpipes colour-matched with windows
- Beautifully designed open green spaces with extensive landscaping
- Restoration of existing railings and granite plinth to main entrance which dates back to the second quarter of the nineteenth century

Parking & Services

- Surface car parking to front of apartment block
- Provision for a Car Sharing Club in the form of a Go Car
- Secure cycle parking at car park level
- Communal waste bin store located at car park level

General

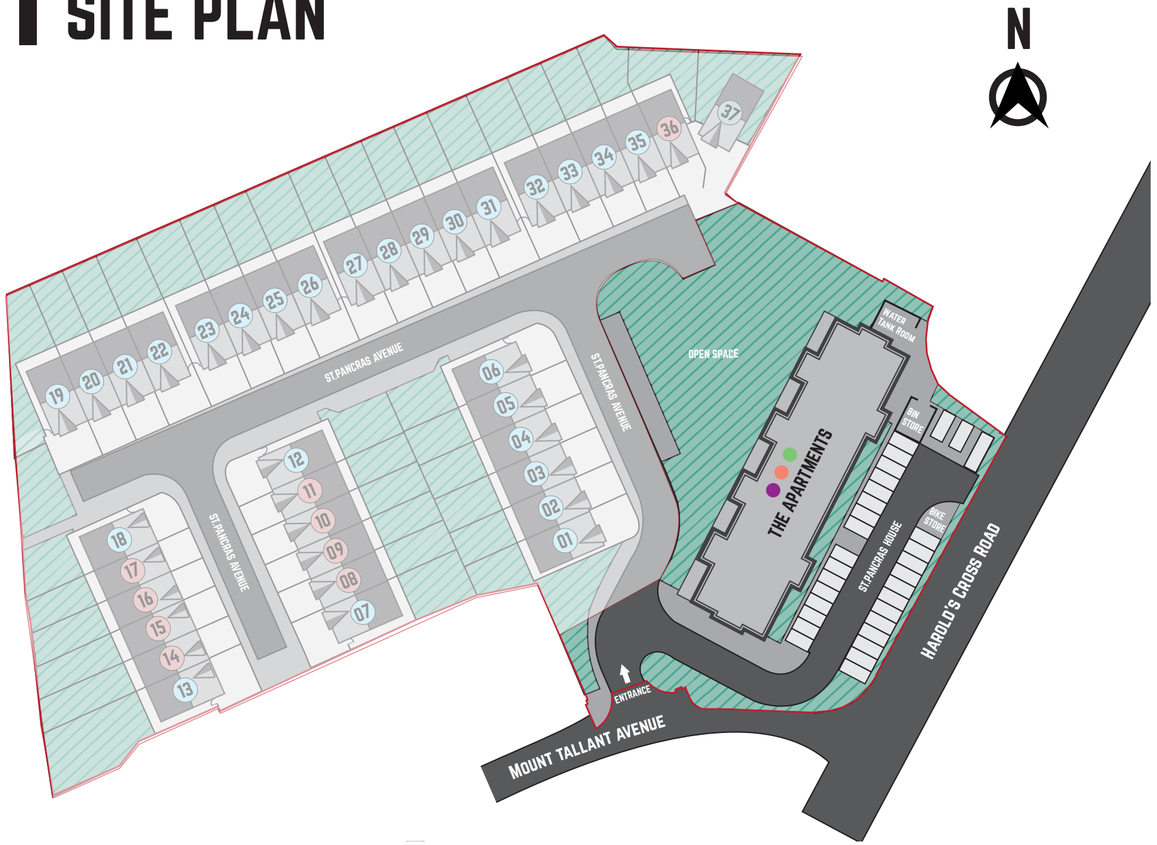
- Each apartment is covered by Homebond Structural Guarantee
- Management Company set up to maintain all common areas, and the structural envelope of the apartment blocks.

THE APARTMENTS AT SAINT PANCRAS ARE DESIGNED TO MAKE THE MOST OF MODERN LIFE. LARGE WINDOWS FLOOD THESE STUNNING HOMES WITH NATURAL LIGHT, WHILE SPACIOUS LIVING / KITCHEN / DINING AREAS ARE PERFECT FOR LIVING AND ENTERTAINING. EXCELLENT ENERGY-EFFICIENCY FEATURES AND TOP-OF-THE-RANGE FIXTURES AND FITTINGS ENSURE THAT THESE HOMES ARE AS COMFORTABLE AS THEY ARE STYLISH.

NETFLIX
HBO NOW
SONY

HBO NOW
SONY

SITE PLAN



Plans are for illustrative purposes only. Layouts may vary.

PLANS

1 BED APARTMENTS
TYPE B
52.3 sq.m (563 sq.ft)

2 BED APARTMENTS
TYPES A, A2, C, D & G2
80 - 84.4 sq.m (861 - 908 sq.ft)

3 BED APARTMENTS
TYPES G1 & G3
103.2 -111.2 sq.m (1111 -1197 sq.ft)

GROUND FLOOR TYPE A TYPE B TYPE C TYPE D

FIRST FLOOR TYPE A TYPE B TYPE C TYPE D

SECOND FLOOR TYPE A TYPE B TYPE C TYPE D

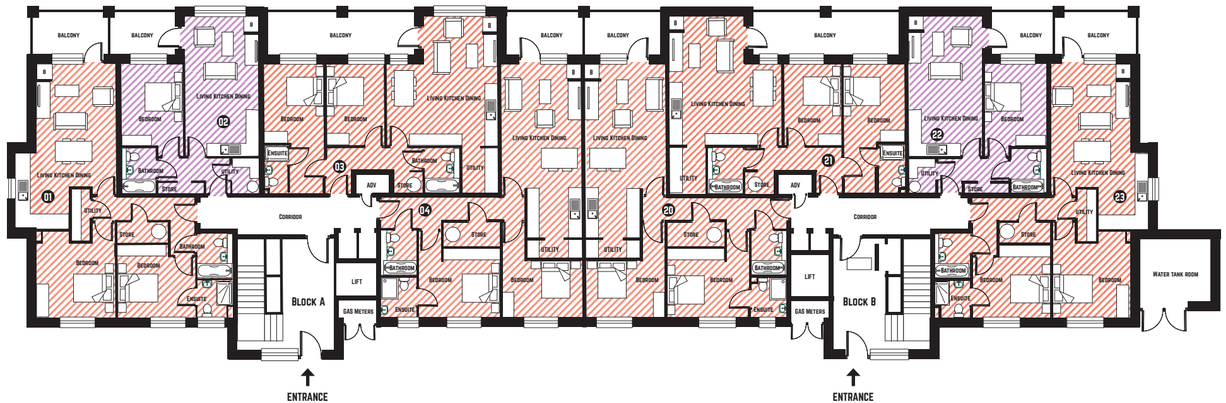
THIRD FLOOR TYPE A2 TYPE B TYPE C TYPE D

PENTHOUSE TYPE G1 TYPE G2 TYPE G3

GROUND FLOOR

1 BED APARTMENTS (TYPE B)
No's 2 & 22
52.3 sq.m (563 sq.ft)

2 BED APARTMENTS (TYPE A, C & D)
No's 1, 3, 4, 20, 21 & 23
80.2 - 84.4 sq.m (863- 908 sq.ft)



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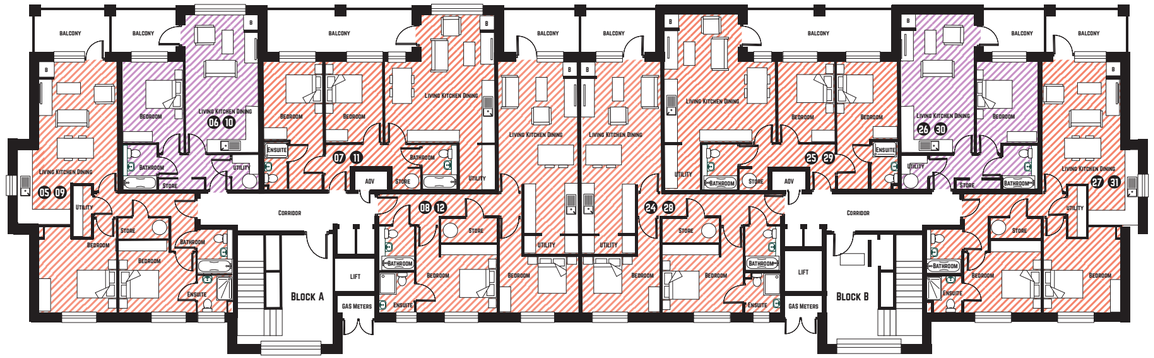
1ST & 2ND FLOORS

1 BED APARTMENTS (TYPE B)
No's 6, 10, 26 & 30
52.3 sq.m (563 sq.ft)

2 BED APARTMENTS (TYPE A, C & D)
No's 5, 7, 8, 9, 11, 12, 24, 25, 27, 28, 29 & 31
80.2 - 84.4 sq.m (863 - 908 sq.ft)



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3RD FLOOR

1 BED APARTMENTS (TYPE B)
No's 14 & 34
52.3 sq.m (563 sq.ft)

2 BED APARTMENTS (TYPE A2, C & D)
No's 13, 15, 16, 32, 33 & 35
80 - 84.4 sq.m (861 - 908 sq.ft)

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PENTHOUSE FLOOR

2 BED APARTMENTS (TYPE G2)
No. 18
81.5 sq.m (877 sq.ft)

3 BED APARTMENTS (TYPE G1 & G2)
No's 17 & 19
103.2 -111.2 sq.m (1111 -1197 sq.ft)

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FLOOR PLANS

1 BED APARTMENTS
Ground, 1st, 2nd & 3rd Floors
52.3 sq.m (563 sq.ft)

2 BED APARTMENTS
All Floors
80 - 84.4 sq.m (861 - 908 sq.ft)

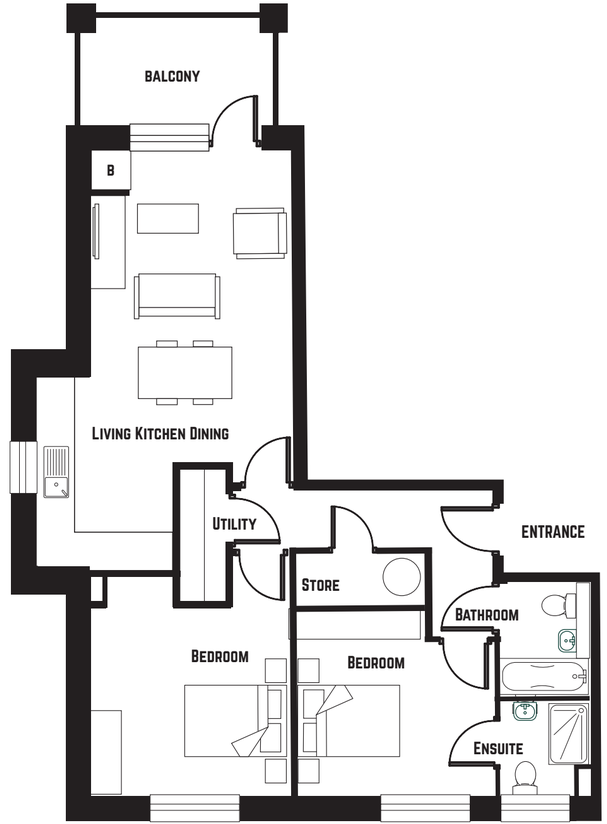
3 BED APARTMENTS
Penthouse Floor
103.2 -111.2 sq.m (1111 -1197 sq.ft)

TYPE A	No's 1, 5, 9, 23, 27, 31 83.3sq.m (897 sq.ft)	TYPE D	No's 4, 8, 12, 16, 20, 24, 28, 32 84.4 sq.m (908 sq.ft)
TYPE A2	No's 13, 35 80 sq.m (861 sq.ft)	TYPE G1	No. 17 103.2 sq.m (1111 sq.ft)
TYPE B	No's 2, 6, 10, 14, 22, 26, 30, 34 52.3 (563 sq.ft)	TYPE G2	No. 18 81.5 sq.m (877 sq.ft)
TYPE C	No's 3, 7, 11, 15 ,21, 25, 29, 33 80.2 sq.m (863 sq.ft)	TYPE G3	No. 19 111.2 sq.m (1197 sq.ft)

TYPE A

GROUND FLOOR, FIRST FLOOR & SECOND FLOOR

2 BED APARTMENTS
No's 1, 5, 9, 23, 27, 31
83.3sq.m (897 sq.ft)



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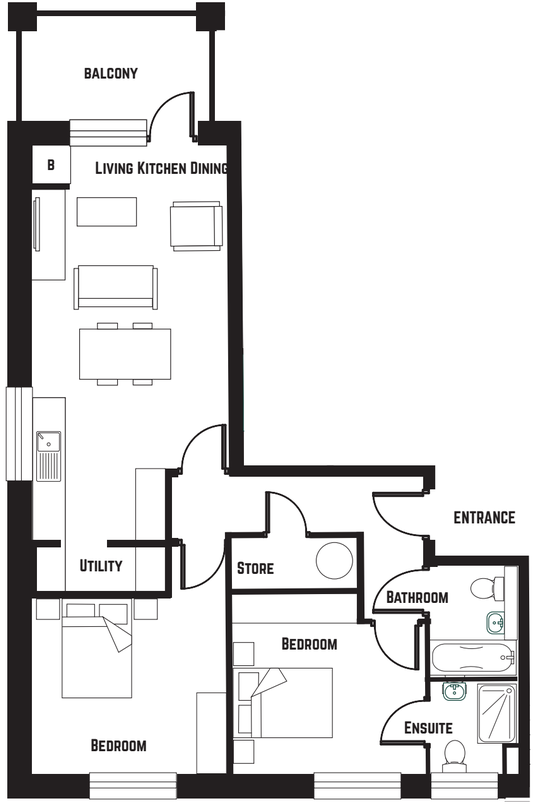
TYPE A2

THIRD FLOOR

2 BED APARTMENTS

No's 13, 35

80 sq.m (861 sq.ft)



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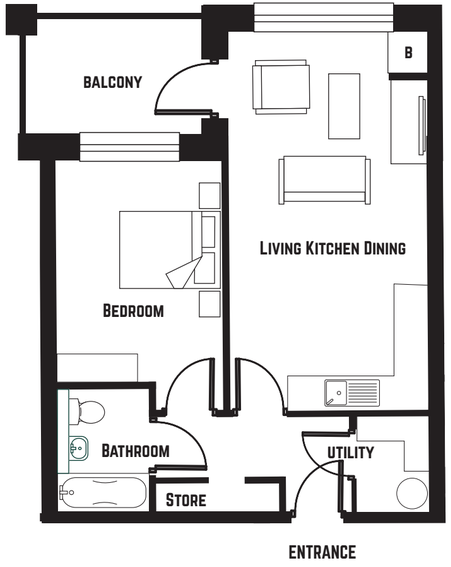
TYPE B

GROUND FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR

1 BED APARTMENTS

No's 2, 6, 10, 14, 22, 26, 30, 34

52.3sq.m (563 sq.ft)



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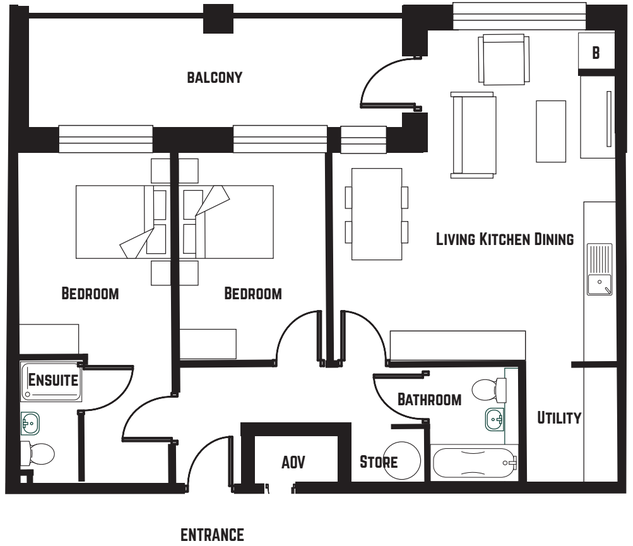
TYPE C

GROUND FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR

2 BED APARTMENTS

No's 3, 7, 11, 15 ,21, 25, 29, 33

80.2 sq.m (863 sq.ft)



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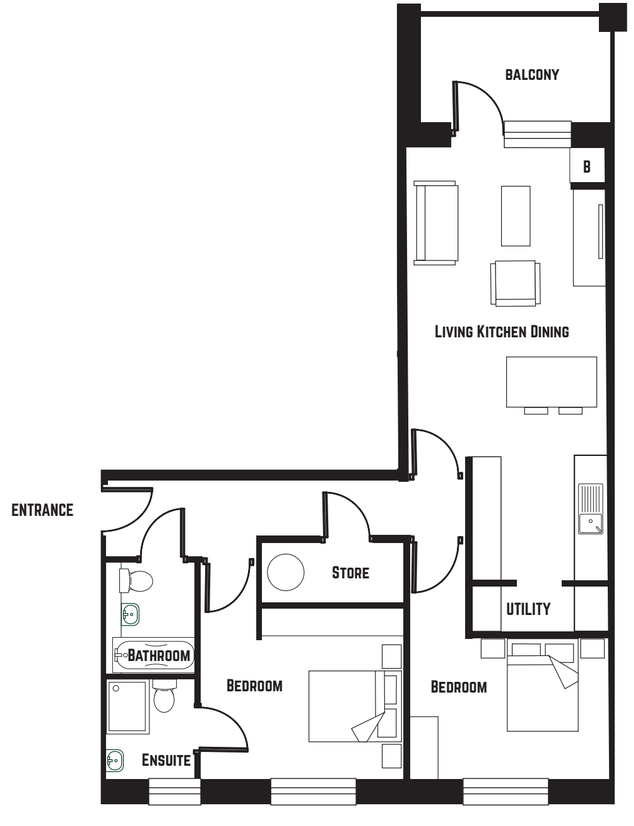
TYPE D

GROUND FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FL

2 BED APARTMENTS

No's 4, 8, 12, 16, 20, 24, 28, 32

84.4 sq.m (908 sq.ft)



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TYPE G1

PENTHOUSE FLOOR

3 BED APARTMENTS

No. 17

103.2 sq.m (1111 sq.ft)

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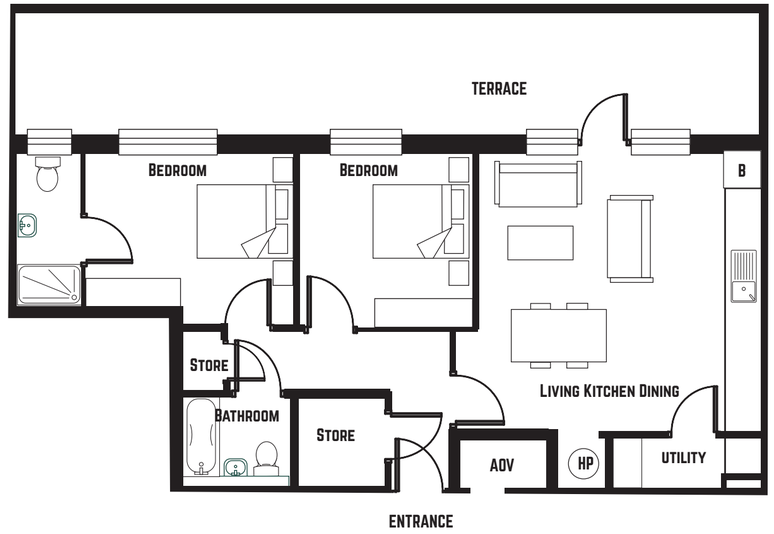
TYPE G2

PENTHOUSE FLOOR

2 BED APARTMENTS

No. 18

81.5 sq.m (877 sq.ft)



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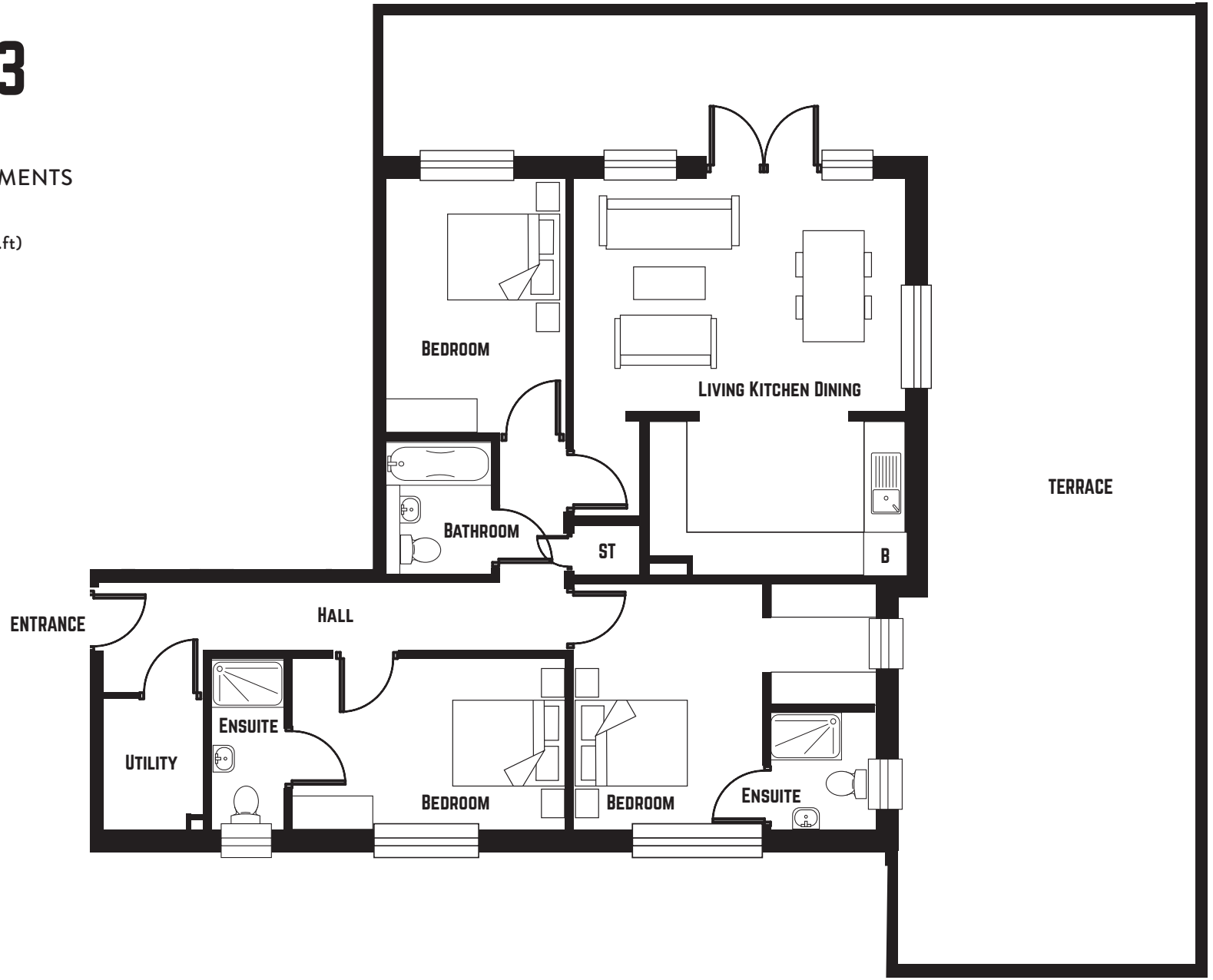
TYPE G3

PENTHOUSE FLOOR

3 BED APARTMENTS

No. 19

111.2 sq.m (1197 sq.ft)



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AGENT

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SOLICITOR

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ARCHTREE
DEVELOPMENTS

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