

# 40 LEESON PLACE

Dublin 2

**FOR SALE**





# 40 LEESON PLACE

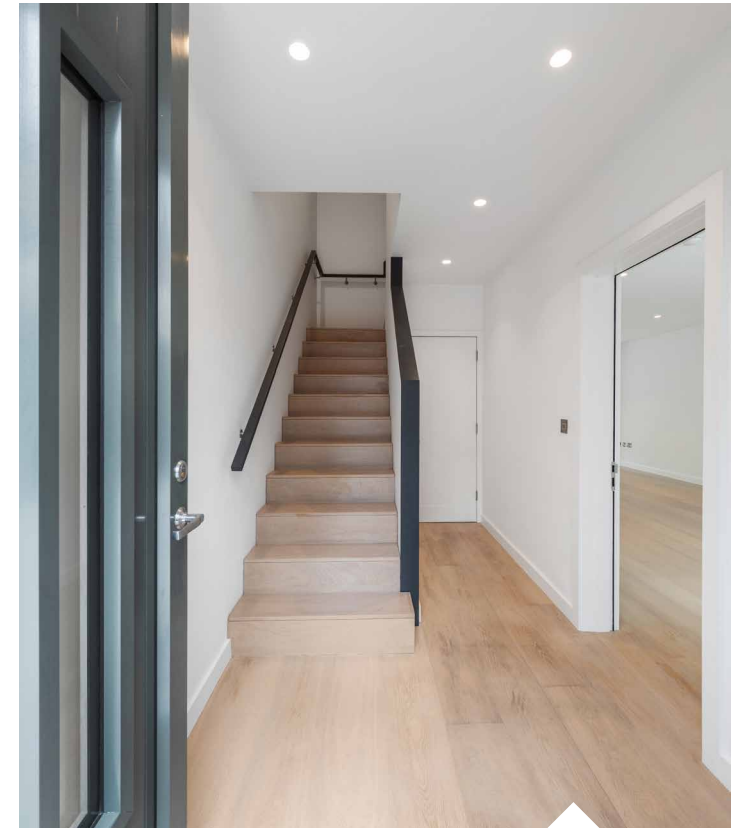
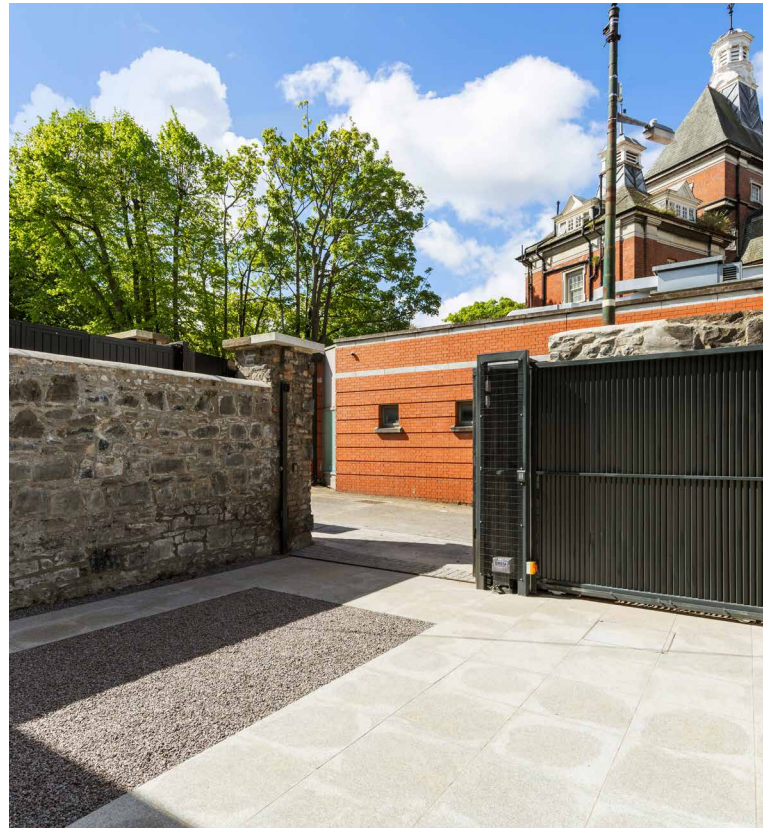


***A superbly finished new build mews house approx. 196 sq. m. / 2,100 sq. ft. tucked away on this highly desirable lane, to the rear of Leeson Street and accessible off Adelaide street.***

Designed to maximise light and space on all floors, this stunning home of approximately 196 sq. m / 2,100 sq. ft. with off street parking for two cars and with a good size rear garden offers modern and contemporary living in the heart of Georgian Dublin.

On entry, the property features electric gates surrounded by high granite wall with ample car parking space. The ground floor comprises a welcoming hallway that leads into an impressive space that incorporates the open plan living / dining and kitchen area with floor to window glazed doors that open to the front courtyard and rear garden. In the living area there is a feature Lamartine wall mounted electric fireplace.

With beautiful Trunk semi solid oak oil finished floors downstairs and underfloor heating throughout, a stylish bespoke Watte woodwork hand crafted kitchen sets the luxurious tone of this property.







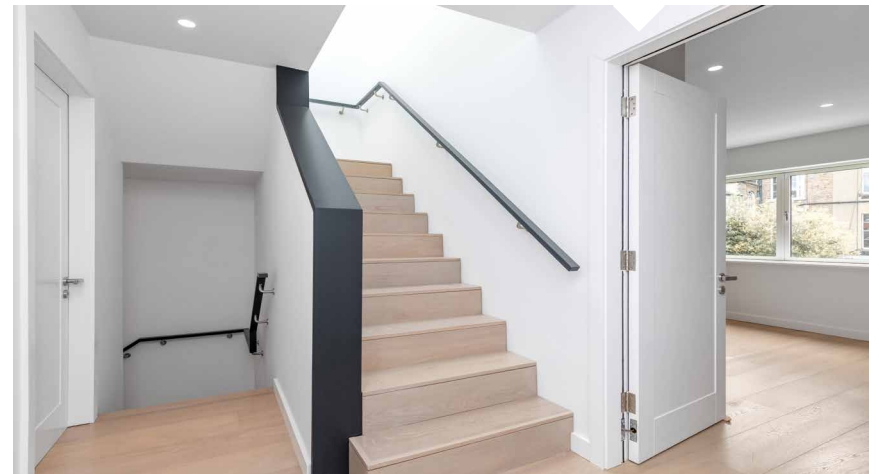


# ACCOMMODATION

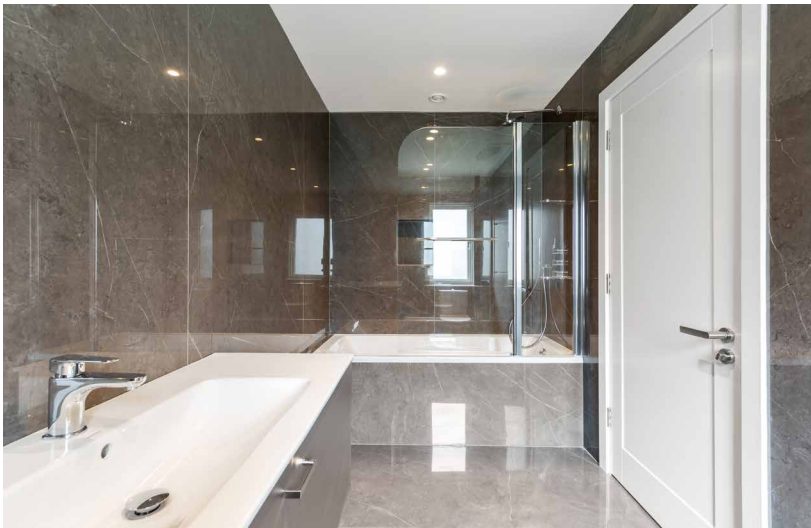


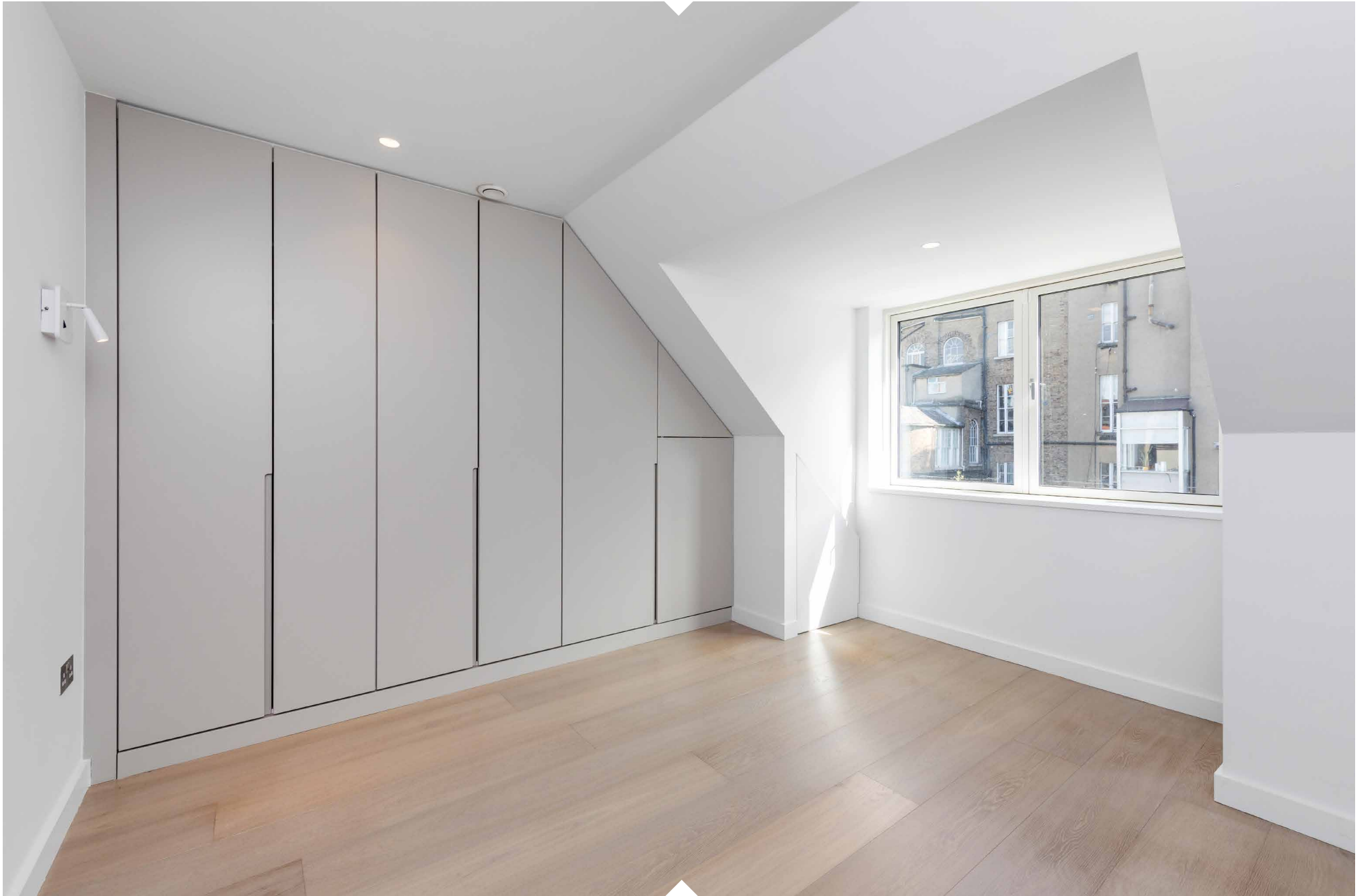
The fully fitted kitchen features a range of high-quality floor and wall mounted grey units incorporating a pantry style unit. Integrated appliances include a Miele oven and Microwave, Miele innovation induction hob with integrated flush downdraft extractor and integrated fridge /freezer, A centre island with stunning white gold fleck marble top, undermounted sink and black Quooker round tap. A separate utility room with fitted matching units. A sizeable downstairs contemporary WC. There are four double bedrooms on the upper floors one with Juliette balcony all have luxuriously appointed en- suites with high quality sanitary ware and an abundance of built in storage in each room.

This house offers great flexibility with an ability to use any spare bedrooms as home offices. No. 40 Leeson Place features the Pro Air - Air to water efficient heating system, sizeable hotpess and an intercom system.



# ACCOMMODATION







# GARDENS & LOCATION

The property's private rear garden has a formal layout with a low maintenance design. There is an attractive surrounding stone wall, a patio area for outside dining and to enjoy some drinks on a warm summer's day.

Leeson Place is uniquely situated in the City Centre within a 10 minute walk from St. Stephens Green, Dublin's

prime city retail area to include Grafton Street, Temple Bar, Trinity College and the Royal College of Surgeons. Ideally located within easy reach of the Dublin financial, business, shopping, leisure and entertainment centres.

Leeson Place is beside the Grand Canal and shares its neighbourhood with the desirable villages of Ranelagh and Portobello, both within a short walk.

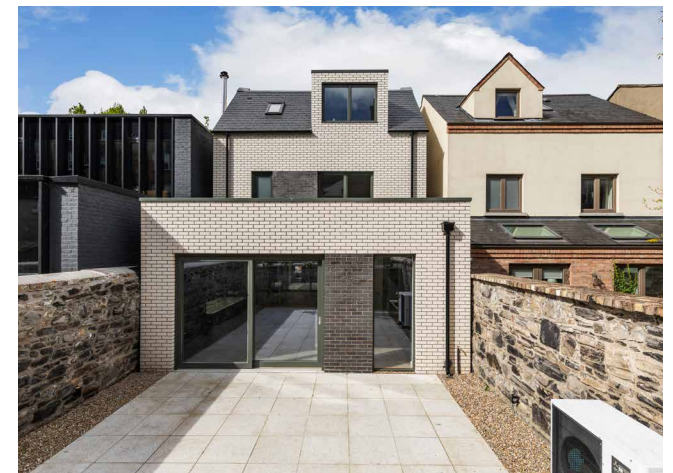
There are excellent transport links just a few minutes walk away to include multiple bus routes on Leeson Street, South Circular Road and Camden Street while the LUAS Green line at Harcourt services Dublin's South side and Cross City.



## FEATURES

- Underfloor heating throughout
- Pro Air - air to water heating system
- Juliette balcony
- A2 BER
- Two car driveway to the front
- Electric gate with pedestrian access

 1  4  4





[VIEW VIDEO](#)

## DETAILS

**BER:** A2

**BER NUMBER:** 114864432 / 33.17 kWh/m2/yr

**Approx. Size:** 196 sq. m. / 2,110 sq. ft.

**Viewings:** By Appointment / Virtual Viewing

## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

## CONTACT



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## FLOOR PLANS



NOT TO SCALE

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