

10 HERBERT PLACE

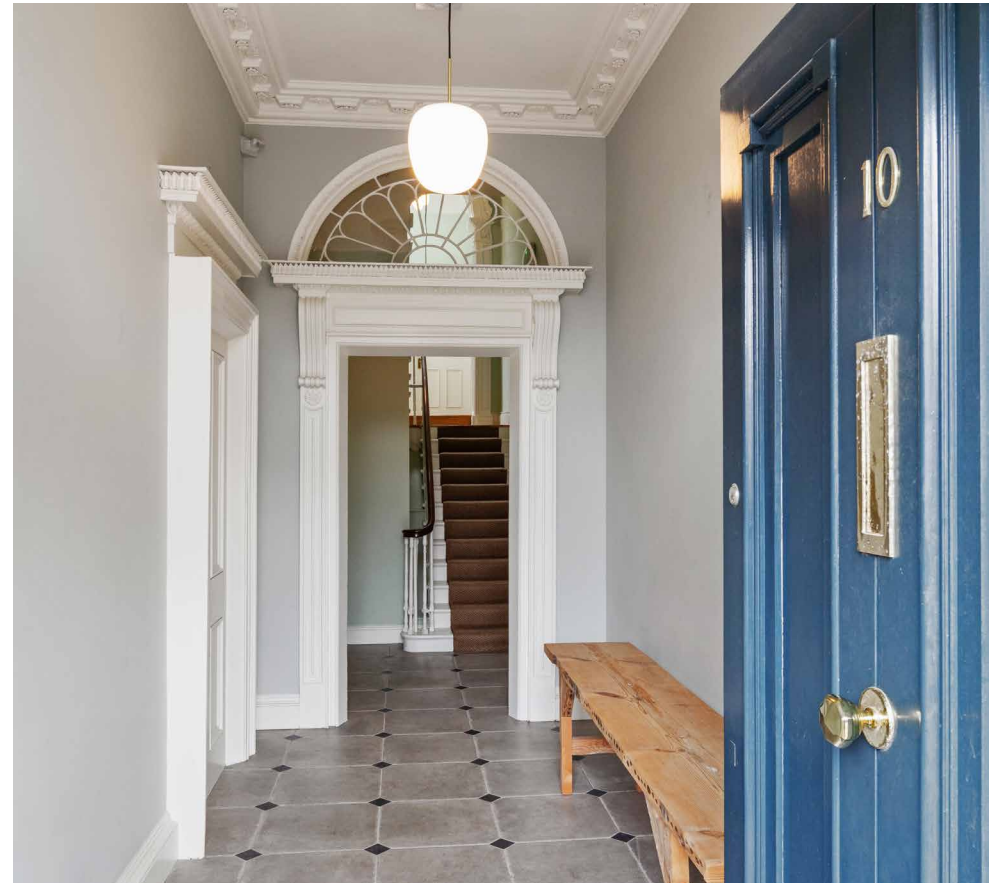
Dublin 2

FOR SALE



"An impressive three-storey over basement Georgian residence (c. 1815) measuring approx. 279 sq. m. / 3,000 sq. ft. that has been reconfigured with great care and sensitivity into three separate apartments while retaining its potential to be converted back into a single-family dwelling with minimal effort and cost. A modern, two-bedroom Mews to the rear of the property is included in the sale."

No. 10 combines all the charm and elegance of the Georgian era while having been extensively upgraded to provide the comfort and convenience of modern-day living. A flight of granite steps leads to a meticulously restored sandstone columned entrance with elegant front door with petal fanlight allowing ample light into the hallway. On stepping inside the entrance hall, one is immediately struck by the graciousness of this home with its tiled floor with coin detailing, stunning cornicing, architraves and central rose detailing. An internal doorway with matching petal fanlight above leads to the carpeted staircase, up to the return with wide planked floor to an ample storage room and a separate utility room.







ACCOMMODATION



There are two one-bedroom apartments on the first and second floor of the building with open-plan kitchen area/living room spanning the width of the property. To the front of the building are two matching six over six sliding timber sash windows. The bedrooms to the rear have bespoke fitted wardrobes. The architectural character has been retained throughout the house with its original cornicing and ceiling roses intact. Similarly, the second-floor apartment has steps leading to a very useful and separate utility room which services only this apartment. On the basement level, there is a separate entrance door that leads into a small inner hall with good storage area. A glass door leads to a hallway with stunning parquet flooring, with border inset and shaker panelling on the walls. There are three sizeable double bedrooms with ensuite, a well-proportioned family bathroom, and also understairs storage and WC. There is also access to the garden level and patio from here. Up a flight of stairs on the first floor return is the bright and airy kitchen with tiled floor with contemporary units. There are two interconnecting reception rooms with floor to ceiling sash windows with working shutters. A wide plank pitch pine floor runs between these two rooms and a distressed period fireplace with matching gas fireplace in the front reception room.



ACCOMMODATION











35 HERBERT LANE



Mews to rear of 10 Herbert Place, Dublin 2

FOR SALE



35 HERBERT LANE

The residential mews, No. 35 can be found to the rear of No 10 with access from the laneway on Herbert Lane only. This stunning two-story mews has two bedrooms on the ground floor with direct access to a secluded courtyard. A bathroom can also be found at this level. This cleverly designed mews has the living accommodation upstairs to take full advantage of the light.

The kitchen is well-proportioned with wall and floor units, integrated appliances and with a tiled floor. Herringbone flooring can be found throughout.



ACCOMMODATION



GARDENS & LOCATION

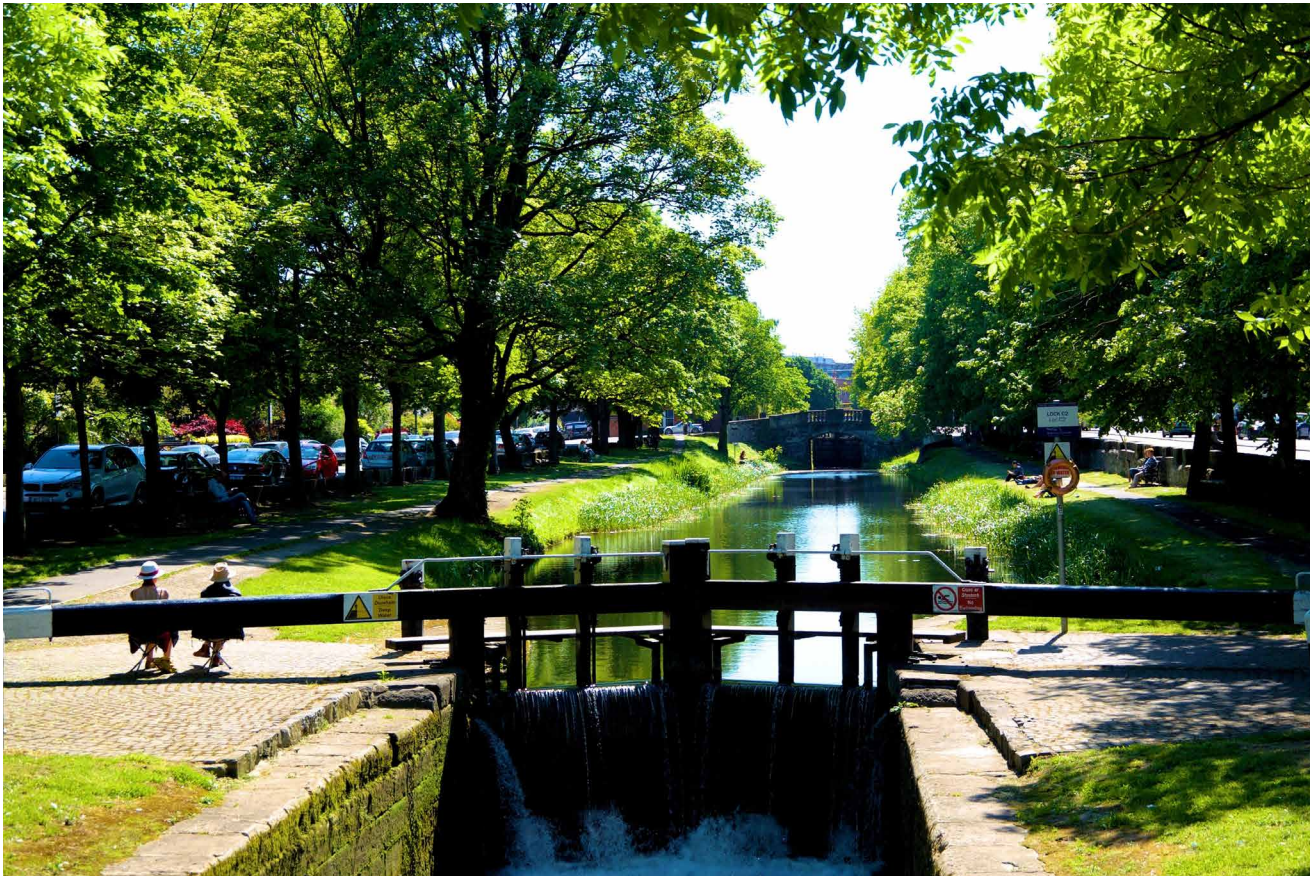
A paved courtyard lies to the rear of No. 10. There are few residential properties located in such a prime location, so close to Dublin City Centre with all of its services and amenities.

Within minutes' walk is Merrion Square, one of Dublin's finest Georgian squares, and home to the National Museum of Ireland and Leinster House.

Oppositely lies Lower Baggot Street, an area in the heart of the city with walking and cycling trails and a host of restaurants and cafes.

Baggot Street is home to some of Dublin's finest dining options, with shops, bars and cafes all in abundance here. The Grand Canal is at the doorstep, also in close proximity as is Grafton Street and St. Stephens Green.

The convenience of Herbert Place cannot be overstated, with all of the city's amenities on its doorstep. An excellent selection of schools are within the vicinity to include Loreto College and St Conleth's College while Trinity College is also a short walk.



FEATURES

- Highly detailed cornicing throughout
- Meticulous attention to detail
- Completely refurbished interior
- Gas fired central heating
- Restored sash windows & working shutters
- 3 self contained apartments & separate mews
- Potential to convert back into a single dwelling

 4  7  5



DETAILS

BER Main House: Exempt
BER Mews: Exempt

Approx. Main House: 279 sq. m. / 3,000 sq. ft.
Approx. Guest House: 112 sq. m. / 1,200 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



Tara Jerman
 Senior Sales Advisor
 ASCSI / ARICS
tara.jerman@ie.knightfrank.com



Peter E. Kenny
 Director of Prime Residential
 MSCSI / MRICS
peter.kenny@ie.knightfrank.com



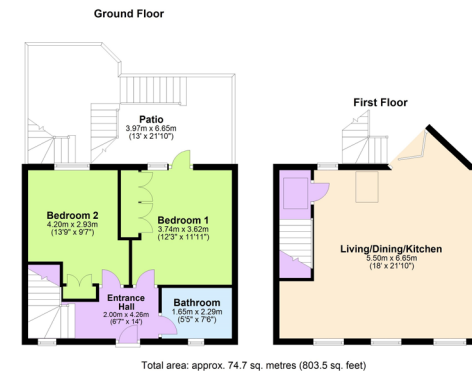
+353 1 634 2466



residential@ie.knightfrank.com

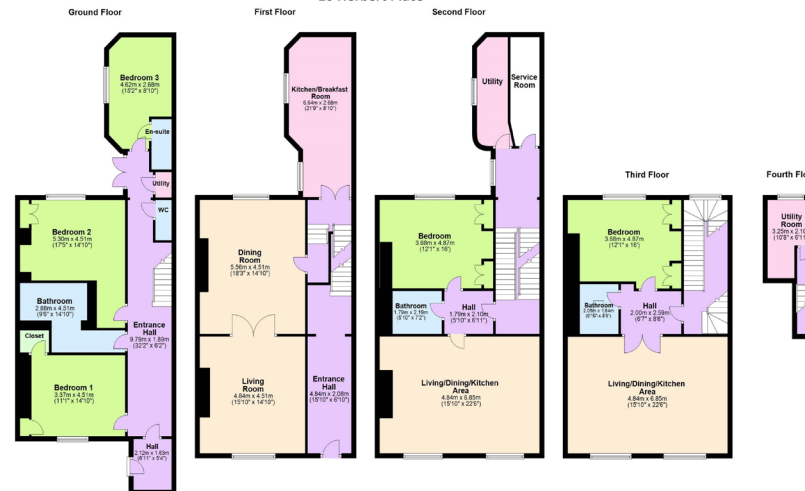
FLOOR PLANS

35 Herbert Lane



Total area: approx. 74.7 sq. metres (803.5 sq. feet)

10 Herbert Place



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



20-21 Upper Pembroke Street
 Dublin 2
 Tel: +353 1 634 2466

[KnightFrank.ie](https://www.knightfrank.ie)



PSRA Registration Number:
 001880

Subject to Contract/ Contract
 Denied/ Without Prejudice

CONDITIONS TO BE NOTED

These particulars are issued by HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property.

Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001880.