

# 64 GROSVENOR ROAD



*Rathmines, Dublin 6*

**FOR SALE**



BER D1

# ACCOMMODATION



A superb opportunity to purchase this attractive terraced Victorian Pre-63 comprising 8 x studio apartments and 1 x one-bedroom own door garden level apartment, situated on a much sought after residential road close to the village of Rathmines.

Extending to approx. 338 sq. m / 3,628 sq. ft. over three floors, there are some beautiful period features throughout to include intricate ceiling cornicing, centre roses and original marble fireplaces. All units benefit from independent electricity meters and their own kitchen and bathroom.

Works have been carried out relating to fire safety with the presence of fire doors, a lighting system and a wired smoke alarm system – albeit last certified in 2018. The property has been vacant for a number of years and no rent cap applies. Now requiring complete modernisation throughout, no. 64 would make an ideal investment in its current format or indeed to be returned to a single family home (subject to planning permission).

No. 64 is well set back from the road behind wrought iron railings and a sizeable front garden with a concrete path to the front door. The long back garden benefits from vehicular access from Spire View Lane.



# LOCATION



Grosvenor Road is one of the most desirable residential addresses in Dublin 6. Situated just 2.5km from St. Stephen's Green, it enjoys the added advantage of being within walking distance of Rathmines, Rathgar and Ranelagh. This prime location offers access to an array of excellent cafes, restaurants, upscale boutiques, and artisan shops, making it a vibrant hub within the city.

Families residing in Grosvenor Road have access to renowned secondary schools, such as St. Mary's College, High School, Gonzaga College, Alexandra College, Muckross College, and Sandford Park. The area also offers a selection of well-regarded junior schools, including neighbouring Rathgar Junior School. For higher education, esteemed institutions like UCD and Trinity Universities are easily accessible via bus and LUAS, as is the M50 motorway.

Grosvenor Road's location caters to a variety of sporting enthusiasts, with Ashbrook Lawn Tennis Club situated across the road. Additionally, Stratford Lawn Tennis Club, Leinster Cricket Club, and the Swan Leisure Centre are all conveniently within walking distance, offering residents a range of options for recreational activities.

## DETAILS

**BER: D1**

**BER Number: 116577669**

**Approx. Size:** 337 sq. m. / 3,628 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.



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# FLOORPLAN



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PSRA Registration Number:  
001880

Subject to Contract/ Contract  
Denied/ Without Prejudice

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