

18-21 MOUNT STREET LOWER

Apartment 27, Dublin 2

FOR SALE



APARTMENT 27

“Only one of 27, this top floor (with lift) apartment offers a spacious layout extending to approx. 181 sq.m / 1948 sq. ft. Originally designed with three bedrooms, it has been thoughtfully transformed into a luxurious two-bedroom residence featuring an expanded living space with access to three generously sized balconies.”







APARTMENT 27

Built by Kinvara Properties and designed by Tyndall architecture + design in 2009, granite steps ascend to the impressive entrance of No 18-21 Mount Street Lower. Above the striking front black double door with a fanlight sit sash windows either side. Upon entering, the main door opens to a communal hallway adorned with a marble tiled floor, impressive pillars, and ornate coving. Towards the rear of this hallway, a glass covered walkway guides you through a courtyard leading to apartment 27.

The entrance hallway has high ceilings with recessed lighting and has a skylight to maximize the natural light while wooden floors further enhance the elegant ambiance. To the left of the entrance hallway is the open plan kitchen/dining area and living room. This contemporary space boasts a modern, white gloss inset kitchen with porcelain floor tiles, a central Island with hob, integrated fridge/freezer, and Miele appliances and coffee machine







APARTMENT 27

Four skylights in the kitchen compliment the overall brightness, a common theme throughout this stylish apartment. The dining area is generously sized and offers direct access to a sunny balcony. Continuing through the hall from the kitchen, you will discover the living area with a second balcony, perfect for outside dining. The apartment comprises of two spacious double bedrooms, both with built in wardrobes and each with an ensuite shower room. Both bedrooms open via patio doors onto a connecting third generously sized partially covered terrace that can be used all year round. An additional features of the apartment is the superb secondary living space created from the original third bedroom which also opens onto the terrace. Further accommodation includes a family bathroom, a separate utility room and storage cupboard.





GROUNDS & LOCATION

Beyond the apartment itself, residents can enjoy communal amenities and the grounds are carefully maintained. There is a covered link between the blocks where there is a patio with pebbled areas making a great barbeque quarter, surrounded by mature planting and a fresh herb garden. There is also some decking with ambient garden lighting and seating – a perfect place to relax and unwind. For added convenience, the apartment includes an underground parking space and storage unit.

The location of this apartment could not be more enviable

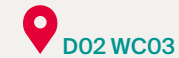
given its proximity to the best amenities Dublin City has to offer, including Trinity College and the Royal College of Surgeons along with Merrion Square and the National Maternity Hospital at Holles Street within the immediate vicinity. Recreational amenities include the National Gallery of Ireland and National Concert Hall as well as the Bord Gais Theatre at nearby Grand Canal Dock, which also provides an abundance of quality restaurants.

Grafton Street, located just off St. Stephens Green is one of the prime retail streets for shopping, again within easy

reach. No.27 will prove very popular with those looking for a luxurious living space in a beautiful area of Dublin City which is accessible to every conceivable amenity.

LOCATION MAP

Click below to view the location map for 18-21 Mount Street Lower



PROPERTY DETAILS

FEATURES

- Top floor apartment
- Two double bedrooms with ensuites
- Balconies off all of the principle rooms
- Designated car parking space
- Gas central heating
- Adjacent to Merrion Square.



SIZE

181 sq. m / 1948 sq. ft. Approx.

BER

BER: B3 | BER No: 106915788 | Energy Performance Indicator: 134.05 kWh/m²/yr

VIDEO

Click link below to view virtual tour



VIEWING

By appointment with Knight Frank.

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FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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