

# 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. 185 sq.m / 2,002 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 maximise 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 feature 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 barbecue 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

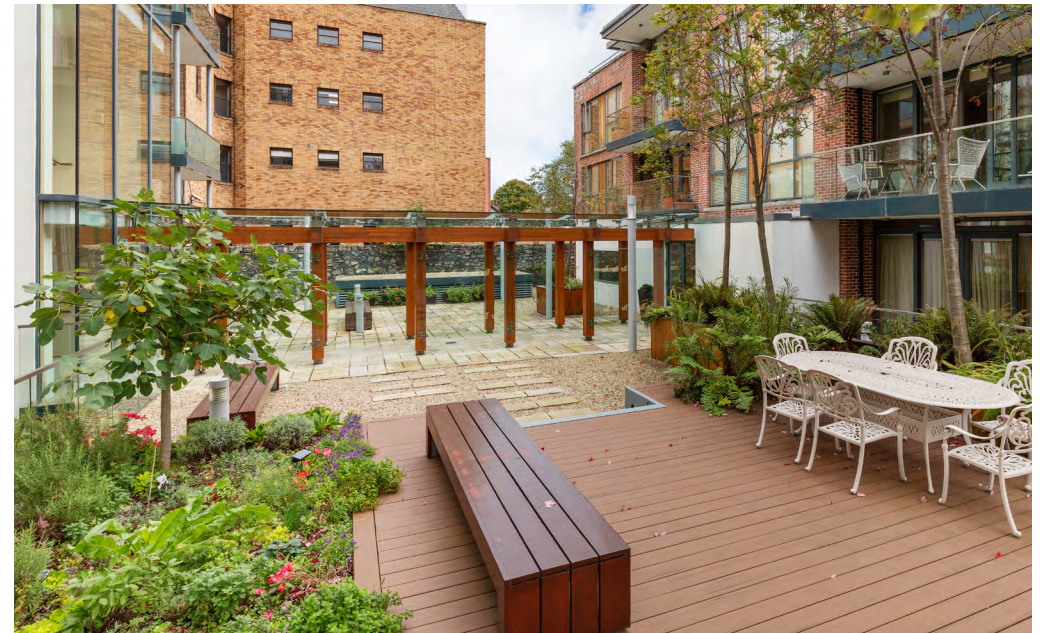
185 sq. m / 2,002 sq. ft. Approx.

## BER

BER: B3 | BER No: 106915788 | Energy Performance Indicator: 134.05 kWh/m<sup>2</sup>/yr

## VIDEO

Click link below to view virtual tour



## VIEWING

By appointment with Knight Frank.

## CONTACT



**Tara Jerman**

Sales Advisor

E: [tara.jerman@ie.knightfrank.com](mailto:tara.jerman@ie.knightfrank.com)



**Peter Kenny**

Director Prime Residential

MSCSI / MRICSr

E: [peter.kenny@ie.knightfrank.com](mailto:peter.kenny@ie.knightfrank.com)

## 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 [click here](#) to get in touch with our team of experts.

**KnightFrank.ie**

T: +353 1 634 2466

E: [residential@ie.knightfrank.com](mailto:residential@ie.knightfrank.com)

# FLOOR PLANS



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



20-21 Upper Pembroke Street,  
Dublin 2

Tel: +353 1 634 2466

**KnightFrank.ie**

Follow us on:



## CONDITIONS TO BE NOTED

These particulars are issued by HT Meagher O'Reilly New Homes Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute an offer or contract, 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 New Homes 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 New Homes 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 New Homes Limited. Company license Reg. No. 428289. PSR Reg. No. 001880.