

28 MERRION STREET UPPER

Dublin 2

FOR SALE



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An incredibly special own door duplex apartment in this desirable Georgian building extending to approx. 94 sq. m / 1,012 sq. ft. With a location that is second to none opposite Government Buildings, neighbouring the luxurious Merrion Hotel and adjacent to the green open space offered by Merrion Square, no. 28 can be accessed via its own magnificent Georgian hall door, or internally via the grand communal entrance of Dunloe Hall.







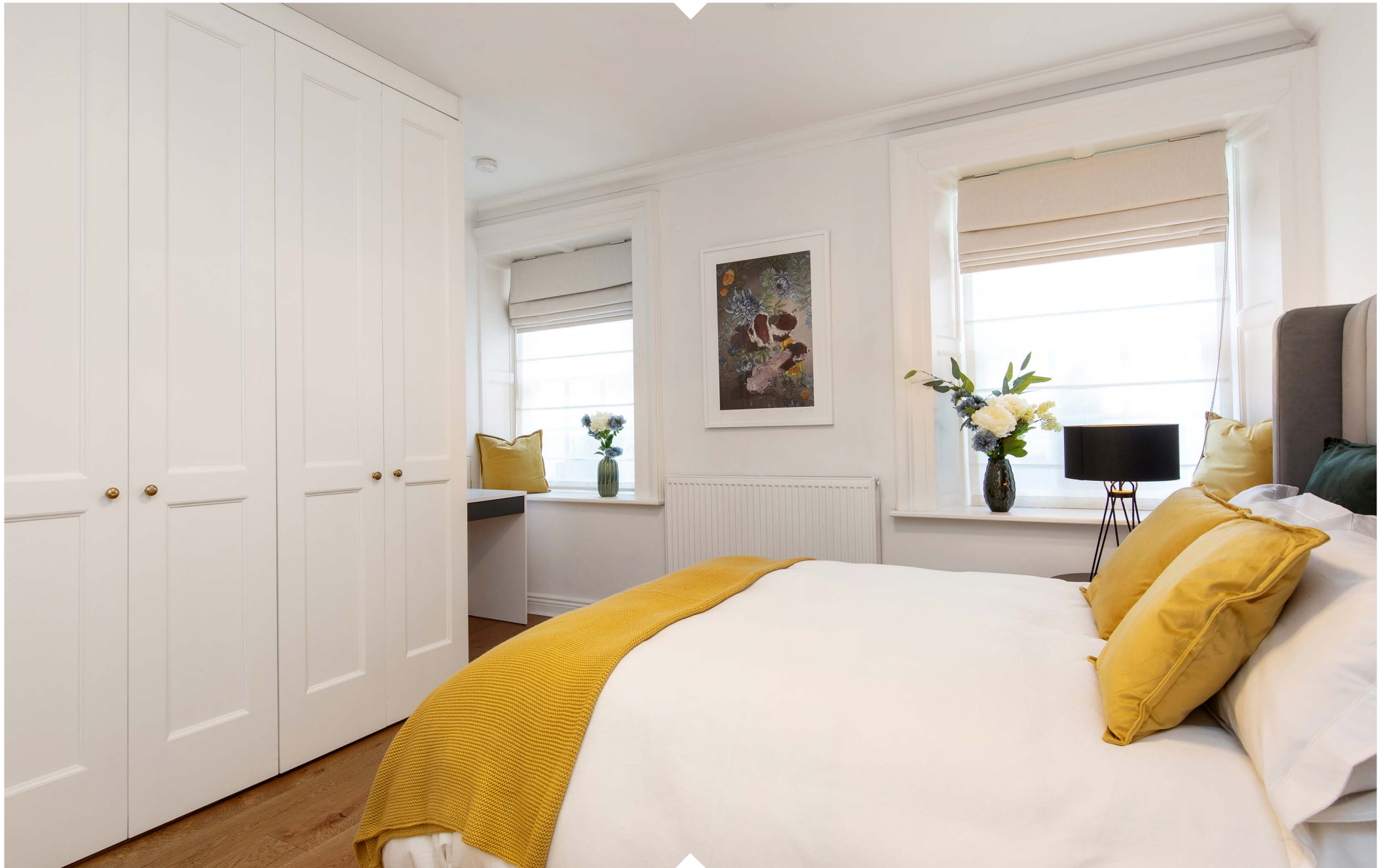


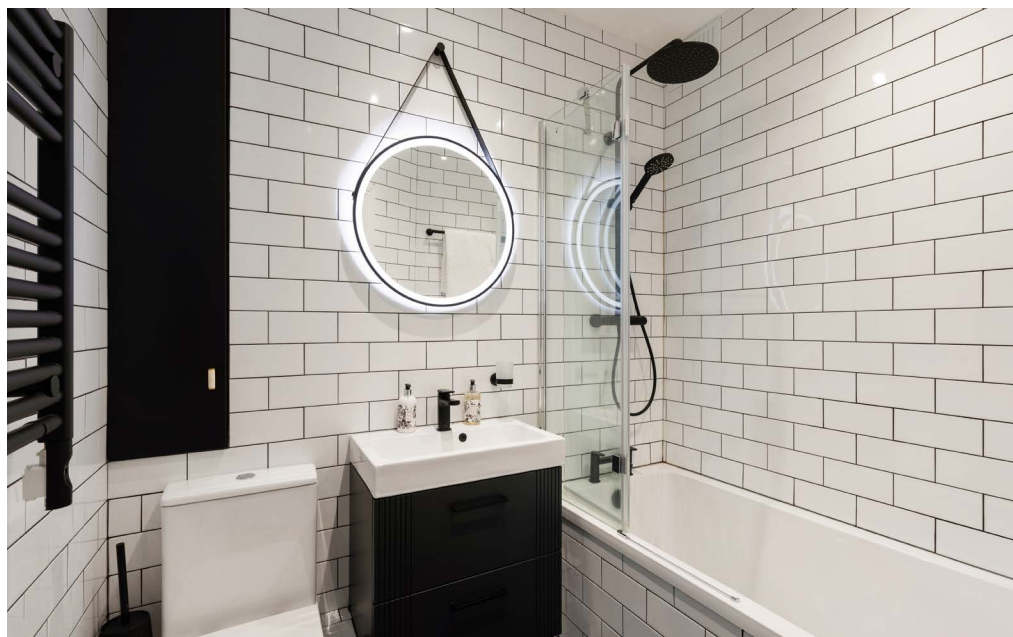
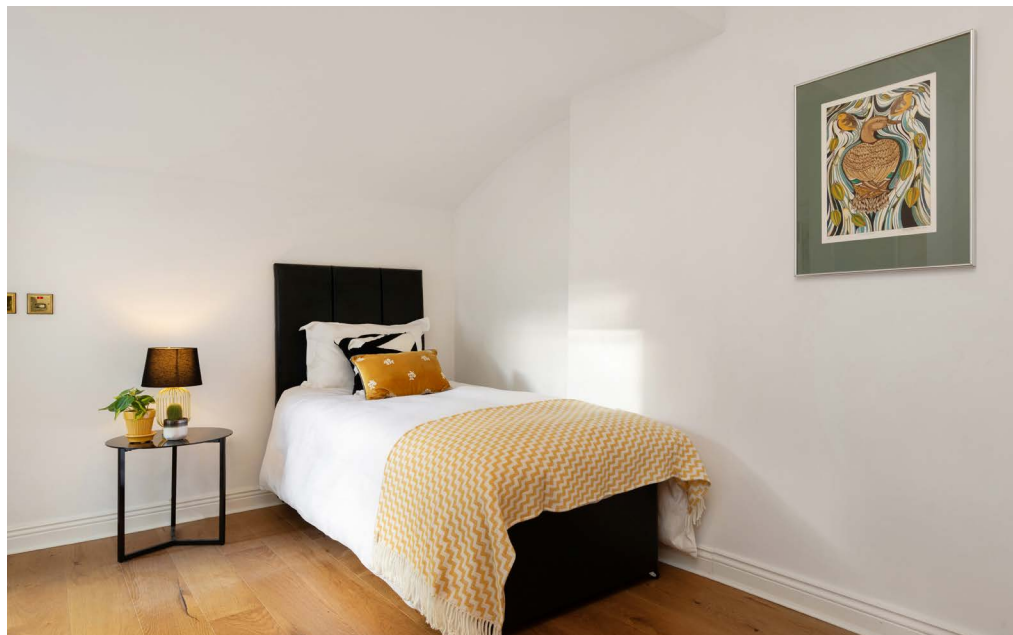
57A LEESON PARK

Extending to approx. 94 sq. m / 1,012 sq. ft. over the ground and lower ground floor, the recently renovated accommodation comprises an open plan living space flooded with natural light from the large timber sash window and attractive fanlight above the front door. Features include a marble fireplace with gas insert, wonderfully high ceilings with attractive cornice and solid timber floors. The newly fitted kitchen has a range of floor and wall mounted units with a breakfast bar, a granite counter top and a range of high quality integrated appliances. There is ample space for a dining table while there is a cloaks cupboard / hot press adjacent to the internal front door.

A flight of stairs takes you to the lower ground floor and two spacious double bedrooms featuring fitted wardrobes with bi-fold doors, each with their own luxuriously appointed en-suites. One of the bedrooms provides access to a west facing porcelain tiled patio area – a perfect spot for warm weather dining. There is further access to the common areas from this level and a useful utility room. The apartment is presented in superb decorative order throughout and benefits from a new gas boiler. The apartment further benefits from one designated parking space.









LOCATION & FEATURES

There are few residential properties located in such a prime location. Within moments' walk is Merrion Square, one of Dublin's finest Georgian garden squares, and home to the National Gallery of Ireland and Leinster House. Baggot Street and Merrion Row offer some of Dublin's finest dining options, with shops, bars and cafes all in abundance here.

Grand Canal Dock is also in close proximity, offering a tranquil area in the heart of the City with walking and cycling trails. The convenience of Merrion Street Upper cannot be overstated, with all of the city's amenities within walking distance and the benefit of a Dublin Bikes station on Merrion Square. Meanwhile the superb leisure amenities of Grafton Street and St. Stephens

Green can be reached within a 5 minute walk. An excellent selection of educational facilities are within the vicinity to include Loreto College, the Royal College of Surgeons and Trinity College.

LOCATION MAP

Click below to view the location map for 28 Merrion Street Upper.



FEATURES

- Fully renovated apartment
- Gas fired central heating
- Large timber sash windows
- Extra-high ceilings
- 1 Secure Parking Space
- Service charge €4,500 pa.



SIZE

94 sq. m /1012 sq. ft. Approx.

VIDEO

Click link below to view virtual tour



CONTACT



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THINKING OF SELLING?

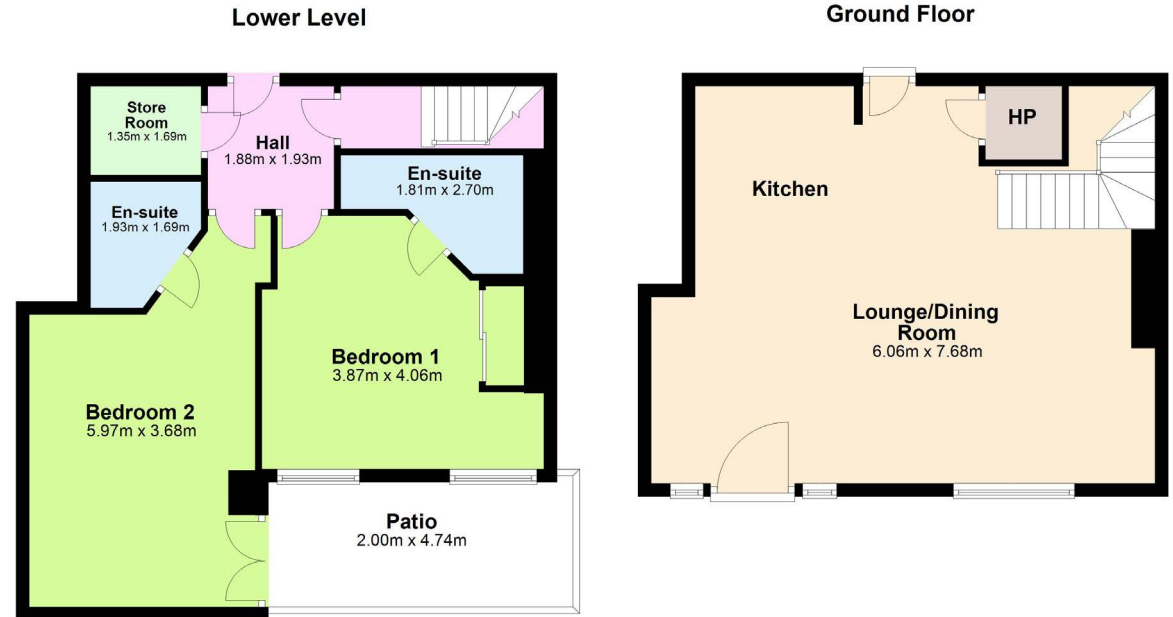
If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please [click here](#) to get in touch with our team of experts.

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FLOOR PLANS



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



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