

17 HUME STREET

Dublin 2

FOR SALE



BER Exempt



17 HUME STREET

“A rare opportunity to acquire a Georgian residence extending to approximately 236 sq. m / 2,540 sq. ft., situated beside St Stephen’s Green one of Dublin’s most sought-after and historic districts.”

No. 17 Hume Street is a distinguished four-storey over lower ground floor Georgian townhouse extending to approximately 236 sq. m / 2,540 sq. ft., situated in one of Dublin’s most sought-after and historic districts. Beautifully presented across its upper four floors, the property showcases elegant period features. The lower ground floor offers excellent potential to create a self-contained apartment, home office, or additional – income generating accommodation.





ACCOMMODATION

A flight of granite steps leads to the original Georgian panelled front door, complete with a classic Mahogany brass lock plate, opening into a gracious entrance hallway. Off the inner hall is the first reception room, featuring a period fireplace, along with a well-appointed bathroom. A staircase from the hallway leads to the lower ground level, which includes a living room, a kitchen, and a shower room. From the living room, a lobby area leads to a traditional coal store and provides direct access to the main street with generous under street storage. This level offers flexible usage and could enhance both the functionality and value of the property.











ACCOMMODATION

On the first floor is a magnificent drawing room with a feature fireplace, perfect for entertaining or relaxing. A fully fitted kitchen is positioned to the rear. On the second floor is the principal bedroom with access to the main bathroom, also accessible from the landing. The third floor offers two further double bedrooms and a stylish shower room.

This is a rare opportunity to acquire this elegant Georgian residence in such a prime central location.

No. 17 Hume Street offers charm, character, and potential in abundance as a prestigious private residence, a stylish city home, or a valuable investment with flexible living arrangements.







LOCATION

Few residential properties enjoy such a prime location. Just a stone's throw away are St. Stephen's Green and Merrion Square—one of Dublin's finest Georgian garden squares and home to the National Gallery of Ireland and Leinster House. Nearby, Grafton Street, Baggot Street, and Merrion Row offer some of the city's best dining experiences, including renowned venues such as The Shelbourne and The Merrion Hotel, alongside a wide array of shops, bars, and cafés.

The Iveagh Gardens are also close by, offering an additional peaceful retreat in the heart of the city, often

referred to as Dublin's 'Secret Garden'. The convenience of Hume Street cannot be overstated, with all the city's key amenities within walking distance, including a Dublinbikes station on St. Stephen's Green.

Meanwhile, the superb shopping and leisure facilities of Grafton Street and St. Stephen's Green are just a five-minute walk away. A number of prestigious educational institutions are also nearby, including Loreto College, the Royal College of Surgeons, and Trinity College Dublin.

LOCATION MAP

Click below to view the location map for 17 Hume Street



VIDEO

Click link below to view virtual tour



PROPERTY DETAILS

FEATURES

- Unique Georgian residence
- Original features
- Prime Dublin city location
- Stone's throw from St Stephen's Green
- Upgraded and well-maintained
- Gas fired central heating
- Residents parking for two vehicles

SIZE

236 sq. m / 2,540 sq. ft. Approx.

BER

BER: Exempt



VIEWING

By appointment with Knight Frank.

CONTACT



Tara Jerman

Senior Sales Assistant

Assoc SCSi

086 107 2588

E: tara.jerman@ie.knightfrank.com



Peter Kenny

Director of Prime Residential

MCSI / MRICS

087 230 2939

E: 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

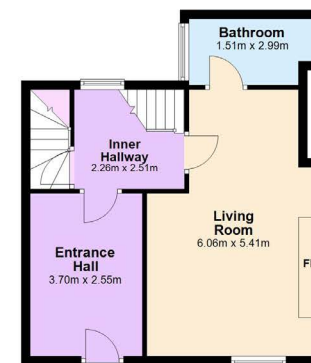
E: residential@ie.knightfrank.com

FLOOR PLANS

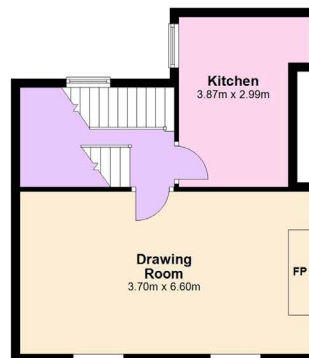
Lower Floor



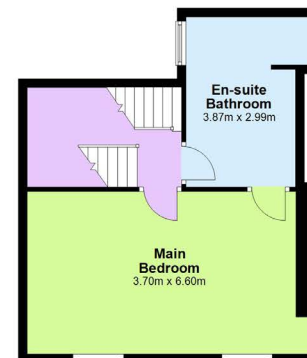
Ground Floor



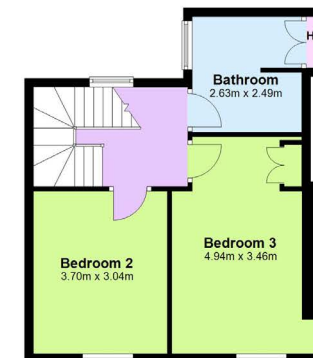
First Floor



Second Floor



Third Floor



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, 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 Reg. No. 428289. PSR Reg. No. 001880.