

# 22 EARLSFORT COURT

*16 Hatch Street Lower, Dublin 2*

**FOR SALE**



BER D1



# 22 EARLSFORT COURT

An exceptional opportunity to rent a beautifully furnished two-bedroom second floor apartment situated in this highly desirable development in the heart of Georgian Dublin.

Earlsfort Court is situated on Hatch Steet in Dublin 2, a short walk from St. Stephens Green and Grafton Street. No 22 is a practically designed, beautifully presented, two-bedroom second floor apartment spanning approximately 73 sq.m/ 786 sq.ft. The apartment has been exceptionally well maintained and takes full advantage of its natural light throughout. Perfectly positioned in the heart of Dublin 2, this location offers unparalleled convenience. A wide range of amenities surrounds you and the area is also exceptionally well-connected, with the DART, LUAS, and Dublin Bus all within easy access.













## ACCOMMODATION

On entering the apartment, you are welcomed by a spacious entrance hallway with wooden flooring. The hallway includes hot press, offering additional convenient storage and intercom access. Leading off the hallway is a bright and spacious living/dining area featuring a black-wood surround fireplace and marble insert. This room is ideal for both relaxation and entertaining, with two good sized windows that flood the space with natural light. Adjacent to the living area is the open plan tiled kitchen, fitted with contemporary white high gloss units, ample storage space, and integrated appliances to include fridge/freezer, dishwasher, oven with four ring hob and extractor fan.

The property comprises two double bedrooms, both with fitted wardrobes, the main bedroom is well proportioned and benefits from en-suite shower room. A stylish main bathroom with full sized bath completes the accommodation.





## LOCATION • FEATURES

Tucked away just off Hatch Street in the heart of Dublin 2, 22 Earlsfort Court offers a rare opportunity to enjoy city living at its most convenient. This prime location places you just moments from St Stephen's Green, the Iveagh Gardens, and Grafton Street, with its vast array of shops, cafés, and restaurants.

Set within a well-maintained development, the property enjoys a peaceful setting while still being at the centre of it all. Whether you're commuting or exploring the city, excellent transport links are right on your doorstep, including the

LUAS at Harcourt Street, the DART at Pearse Station, and numerous Dublin Bus routes.

The area is also home to some of Dublin's most iconic cultural and business landmarks, including the National Concert Hall, Iveagh House, and many leading law firms and tech companies. For those who value both lifestyle and location, 22 Earlsfort Court delivers the perfect balance of comfort, convenience, and city charm.


### VIDEO

Click link below to view the virtual tour

 [22 Earlsfort Court Video](#)

### LOCATION MAP

Click below to view the location map for 7 Kilmore.

 [D02 FH93](#)



### SIZE

73 sq. m / 786 sq. ft. Approx.

### BER

BER: D1

BER No: 104955828

Energy Performance Indicator: 243.08 kWh/m<sup>2</sup>/yr

### FEATURES

- Spacious accomodation
- Lift access
- Intercom
- Electric Central Heating
- Furnished
- Double glazed windows throughout
- Prime Dublin 2 location

## VIEWING

By appointment with Knight Frank.

## 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.

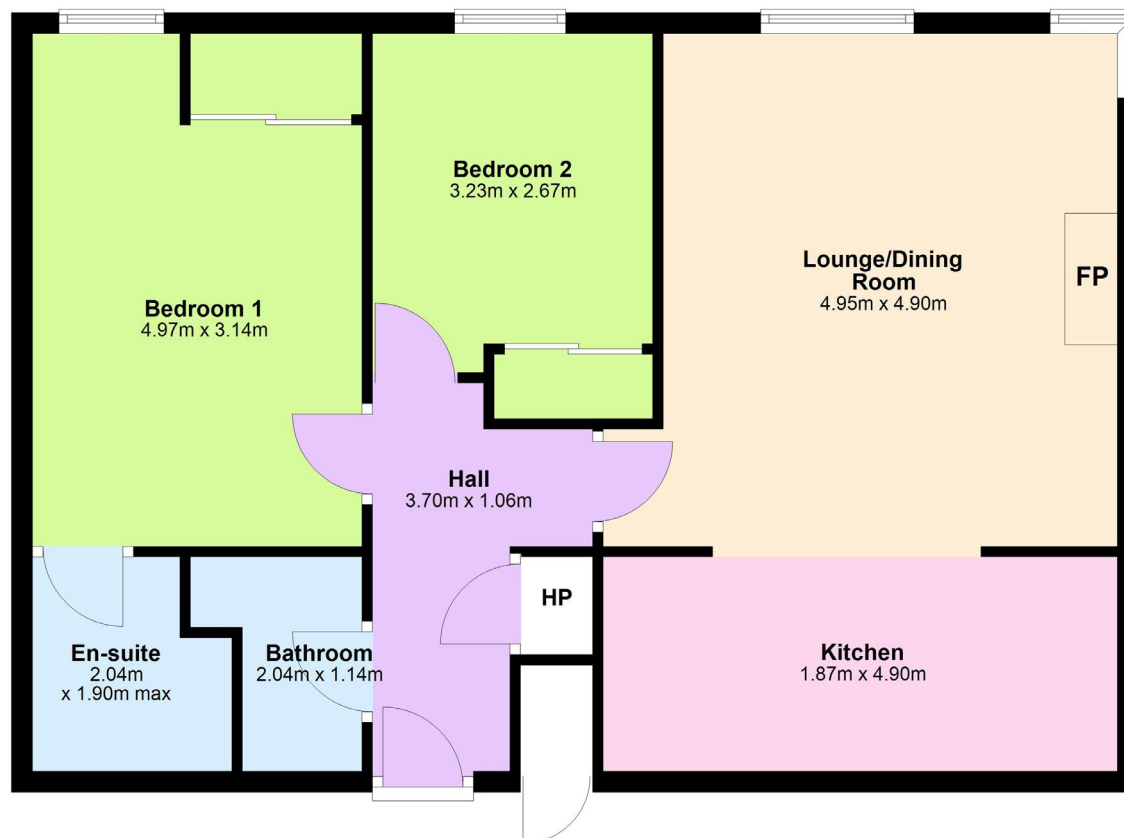
**KnightFrank.ie**

T: +353 1 634 2466

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

# FLOOR PLANS

## Floor Plan



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



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Dublin 2

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