

DESCRIPTION

17 Fitzwilliam Place is a mid-terraced 4 storey over basement Georgian Building extending to a net internal area of approximately 383.18 sq.m (4,124 sq.ft) with a standalone two storey residential mews to the rear.

The Georgian property, while in need of refurbishment, is being offered with the benefit of full vacant possession and still enjoys some of its original features such as marble fire places, original cornicing and staircases with sliding sash windows.

The 2 storey mews extends to 101.01 sq.m (1,087 sq.ft) and is accessed via Lad Lane. The accommodation includes a living room, kitchen, two bathrooms, a front garage with 1 car space and a rear garden.



ACCOMMODATION

Floor	Sq.m	Sq.ft
Basement	67.88	731
Ground Floor	95.92	1,032
First Floor (including return)	92.41	995
Second Floor	55.45	597
Third Floor	71.52	770
Total	383.18	4,125
Mews	101.01	1,088

LOCATION

17 Fitzwilliam Place is situated in the heart of Georgian Dublin just off the scenic Fitzwilliam Square.

Number 17 will be adjacent to the new LinkedIn Headquarters on Wilton Terrace which will transform the immediate vicinity into a commercial tech hub. The busy thoroughfare of Baggot Street Lower is within a 6 minute walk giving occupiers the choice of an array of food and beverage amenities including Chopped, FX Buckley's, O'Donoghues, Lolley & Cooks, Bear Market Café, Coffee Angel and Cirrillos.

The surrounding area is predominantly office use with a number of Georgian houses converted back to residential use. Neighbouring occupiers include Friel Stafford, John Spain & Associates, Reddy Charlton, IBI Corporate Finance & Glandore. International 5 star hotels located nearby include The Conrad Hotel, The Shelbourne Hotel, The Westbury Hotel and The Merrion Hotel.

TRANSPORT

On foot	
Luas Green Stop	10 min
Pearse Dart Station	15 min
Dublin Bus	On your doorstep
Dublin Bikes	On your doorstep
By car	
M50 Motorway	20 min
Port Tunnel	15 min



ZONING

No.17 – Z8
Under the Dublin City Council Development Plan (2016 -2022), the front of the property is zoned Objective Z8: "To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective."

Mews – Z1
Objective Z1: "To protect, provide and improve residential amenities."



FURTHER INFORMATION & CONTACTS

Guide price
€3,700,000 exclusive

VAT
We are advised that
VAT is applicable.

Title
The property is held
under a freehold title.

BER
Exempt



**BNP PARIBAS
REAL ESTATE**

20 Merrion Road,
Ballsbridge
Dublin 4, D04 C9E2
T +353 1 661 1233
realestate.bnpparibas.ie

PSRA No: 002702

Conor Lennon
conor.lennon@bnpparibas.com
+353 87 169 2232

Stephen Noonan
stephen.noonan@bnpparibas.com
+353 87 3960950



30 Leeson Park,
Ranelagh
Dublin 6,
T +353 1 491 2600
www.dng.ie

PSRA No: 002049

Gareth Noone
garethnoone@dng.ie
+353 87 618 2449



DISCLAIMER: BNP Paribas Real Estate gives notice that these particulars are set out for general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves or otherwise as to the correctness of each of them. All floor areas are approximate.