



## 17 Linden

31-33 Merrion Road, Ballsbridge, Dublin 4

Lisney | Sotheby's  
INTERNATIONAL REALTY





A most impressive, refurbished, second-floor apartment quietly positioned to the rear of this exclusive gated development, ideally located off Merrion Road and a short walk to Ballsbridge village.

No. 17 is a stylishly refurbished two-bed apartment extending to an impressive approx. 95sqm. (1028sq. ft.) including a superb open plan kitchen/dining/living room which opens onto a large balcony, 2 bedrooms (master suite comprising en-suite and dressing room. Guest shower room and storage room.

31 – 33 Merrion Road is a quiet, exclusive development of only two impressive buildings, originally the British Embassy in Dublin. They are extremely well built with solid concrete walls and floors providing very quiet living environment. Set behind electric gates and in attractively landscaped & manicured grounds, the luxuriously appointed common areas mark this as a development of distinction.

The development enjoys a location of unparalleled convenience being within a short walk to Ballsbridge village with its wide range of specialist shops, restaurants and pubs. The Intercontinental Hotel is adjacent as is the DART station on Sandymount Avenue. The property is a short stroll from the delightful Herbert Park & the Aviva stadium and is within walking distance to the financial heart of Dublin City Centre. Sandymount and Ballsbridge Village are also close by.

## 17 Linden, 31-33 Merrion Road, Ballsbridge, Dublin 4

### Features

- Completely refurbished second floor, two-bedroom apartment.
- Stylish Interior with extensive use of Herringbone Timber
- Stylishly appointed kitchen and bathrooms.
- Feature open plan kitchen/living/dining room.
- Large balcony accessed from the living room and master bedroom.
- Exclusive gated development.
- Two designated underground car parking spaces.
- Lift access from car park to all floors.
- Highly convenient and exclusive location a short walk to Ballsbridge Village and the DART on Sandymount Avenue.
- Utility Room.
- Caretaker available onsite during the week.
- Video intercom.
- Floor Area approx. 95sqm. (1,028sq.ft.)











## Accommodation

**Reception Hall:** 1.45m x 5.1m (4'9" x 16'9") with tiled floor and antique effect mirror, digital alarm pad and intercom.

**Guest Shower Room:** Comprises step-in tiled shower, WHB, WC, tiled floor and partly-tiled walls.

**Utility Room:** Comprises an extensive range of built in cupboards and presses, space for washing machine and dryer. Tiled floor.

**Living /Dining/Kitchen:** 2.75m x 5.4m (9' x 17'9") a very impressive open plan room. The kitchen is fitted with a very good range of presses, cupboards, saucepans drawers, display cabinets, larder, quartz worktop, undercounter sink unit, four-ring electric hob with extractor hood over, feature brick wall behind, centre island unit comprising quartz worktop, drawers, breakfast bar. French doors leading to the roof terrace.

**Dining/Living Area:** 3.6m x 7.3m (11'10" x 23'11") with herringbone timber floor, views over the very well-maintained gardens, door to

**Balcony:** 2.2m x 8m (7'3" x 26'3") tiled, with pleasant views over both landscaped gardens.

**Bedroom 1:** 2.95m x 4.8m (9'8" x 15'9") with feature wall panelling, french doors out to the balcony, hot press with storage above, doors to

**Dressing Room:** Fitted with an extensive range of shelving/drawers/hanging space

**En-Suite:** Comprises large step-in tiled shower, vanity was hand basin with drawers underneath, WC, tiled floor, largely tiled walls, chrome heated towel rail.

**Bedroom 2:** 2.8m x 4m (9'2" x 13'1") (average measurement) includes built in desk shelving and drawers.

## Management Company

Mathews Property Management

## Service Charge

€5,100 per annum

## BER Information

BER: C2. BER No: 107042673.  
EPI: 176.4 kWh/m2/yr.

## Eircode

D04 E437





## Outside

As previously mentioned, this exclusive, gated development is set in beautifully manicured landscape gardens and grounds and are extremely well-maintained.





## OFFICES

103 Upper Leeson Street,  
Ballsbridge, Dublin 4,  
D04 TN84.  
T: 01 662 4511  
E: ballsbridge@lisneysir.com

51 Mount Merrion Avenue,  
Blackrock, Co. Dublin,  
A94 W6K7.  
T: 01 280 6820

8 Railway Road, Dalkey,  
Co. Dublin, A96 D3K2.  
T: 01 285 1005

29 Dunville Avenue,  
Ranelagh, Dublin 6,  
D06 K283.  
T: 01 662 4511

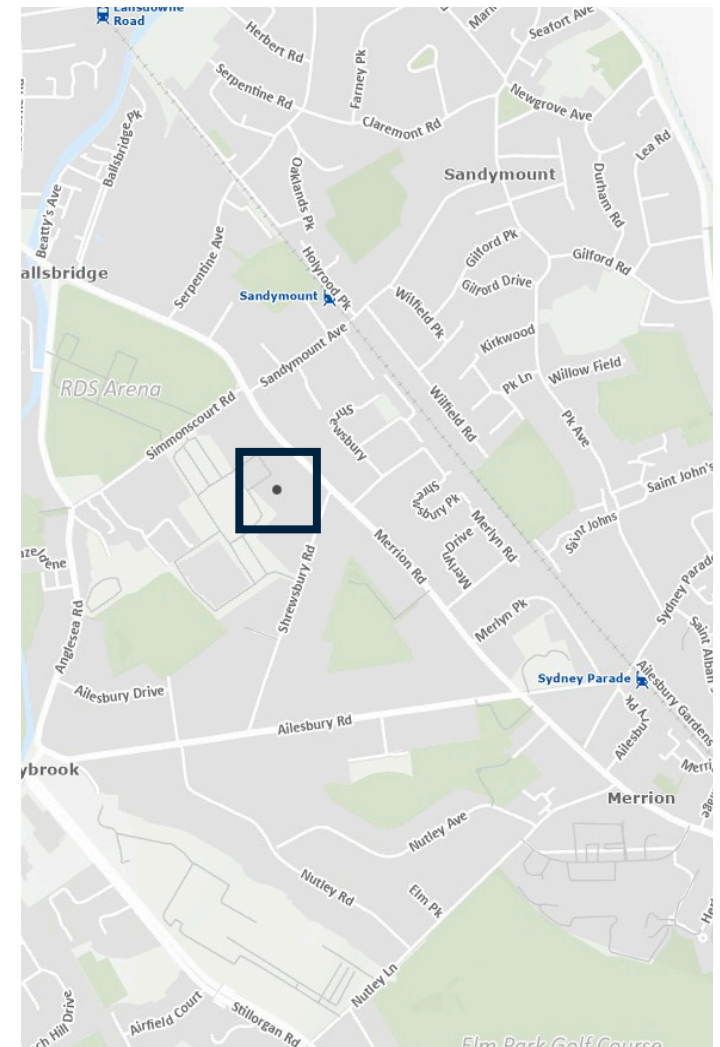
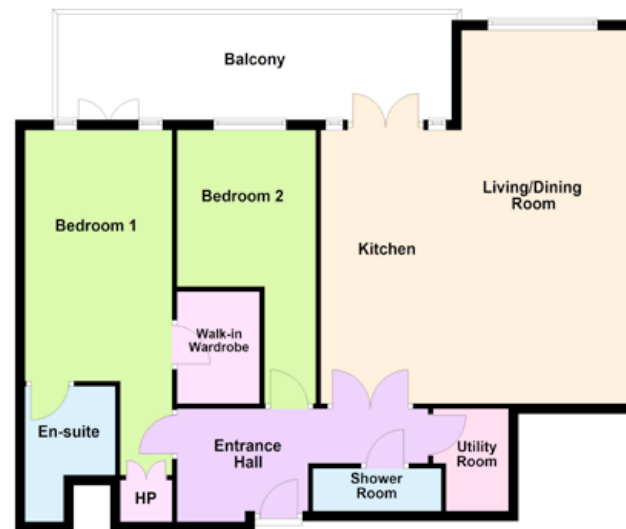
St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2,  
D02 PH42  
T: 01 638 2700

1 South Mall,  
Cork, T12 CCN3  
T: 021 427 8500



lisneysir.com

FLOOR PLAN Not to scale - for identification purpose only.



Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.







© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's  
INTERNATIONAL REALTY