

WHITFIELD GROVE

A SENSE OF BELONGING



Whitfield Grove is a development of just nine houses and five apartments in the heart of Rathmines. These new buildings and their surrounds are a handsome, elegant and refreshing addition to Church Avenue. The homes are undeniably modern, but their external finishes — with characterful Ibstock red brick, granite detailing, and cut-stone boundary walls — convey both gravitas and an affinity with their environs, and ensure that they will age beautifully.

Their stature and external proportions, with eye-catching wall openings and tall windows, tell of the abundant space and light within.

At Whitfield Grove you will find an unusual opportunity to buy a modern, spacious and wonderfully comfortable home — finished to an exceptional standard — in this convenient and venerable location.



WHITFIELD GROVE, RATHMINES



Whitfield Grove is comprised of these homes:

Four Garden Residences, 185 square metres (1,991 square feet). Four bedrooms.

Four Belgrave Residences, 153 square metres (1,647 square feet). Three bedrooms plus study.

One Castlewood Residence, 157 square metres (1,690 square feet). Three bedrooms plus study.

Three two-bedroom apartments, 88 square metres (947 square feet).

One three-bedroom penthouse, 120 square metres (1,292 square feet).

Inside each home you will find excellent living space, filled with natural light from the large windows, and high ceilings throughout. The finishes are tasteful and well-chosen, from the bright, fresh and calming bathrooms to the modern, practical and well-made kitchens, which you'll enjoy using for years (and with superb appliances too – Neff for cooking, and Miele for laundry). The lighting design and electrical specification are outstanding, and all dwellings have utility rooms and storage rooms.

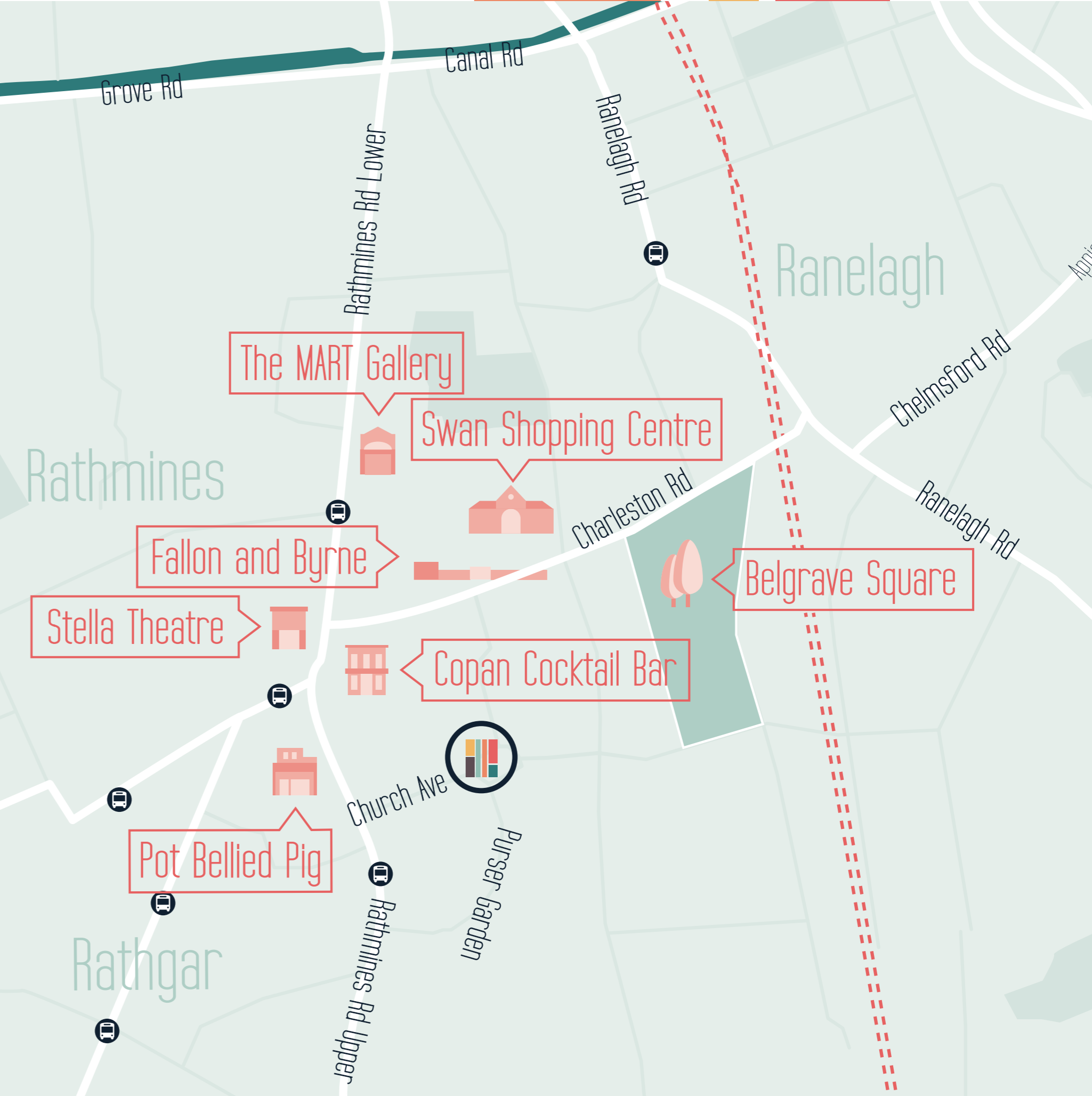
Outdoors, the houses have southwest-facing urban gardens designed by Bloom gold medal winner Green Shoots Design, and the dual-aspect apartments have their own terrace(s) and a shared roof garden, enabling residents to enjoy the mature, leafy and pleasant surroundings of Dublin 6.

EVERY CONVENIENCE, JUST AROUND THE CORNER

The vibrant and amenity-filled village of Rathmines is just around the corner from the quiet and comfortable seclusion of Whitfield Grove. Rathgar and Ranelagh are within easy walking distance. The neighbourhood has much to offer with plentiful restaurants, cafés and grocery stores; fitness clubs and pools; parks; playgrounds; pubs and music venues; cinemas; and a library. The Beechwood Luas stop is a 10-minute walk away, and it takes about 25 minutes to walk to St Stephen's Green.

Some of Dublin's best schools are located close by including Sandford National School, Sandford Park, Muckross Park, Alexandra College, Gonzaga College, St Mary's College and The High School. (Trinity College and UCD are both short journeys away.)

At Whitfield Grove, everything you need is in your locale.



Coffee & Dining

- Kafka
- Tippenyaki
- Stella Diner
- Starbucks
- Pot-Bellied Pig
- Farmer Browns
- Two Fifty Square
- Tiger Wood Fired Pizza
- Manifesto
- Peperina Garden Bistro
- Hey Donna
- Voici Creperie and Wine Bar



Groceries & Other Needs

- Fallon & Byrne (now open in the Swan Shopping Centre)
- Morton's Food Store
- The Best of Italy
- Dunnes Stores & Tesco
- Boots



Entertainment

- Newly-refurbished Stella Cinema
- Omniplex Cinema
- Blackbird
- Rody Boland's
- Abner Browns
- Mother Reilly's
- The 108



Schools & Colleges

- Kildare Place National School
- St Mary's College Rathmines Junior School
- St Louis Senior Primary School / St Louis High School
- Rathgar Junior School & Kindergarten / Rathgar National School
- Stratford College
- St Mary's College



THE GARDEN RESIDENCES
4 bedrooms (185 m²)

THE CASTLEWOOD RESIDENCE
3 bedrooms plus study (157 m²)

THE BELGRAVE RESIDENCES
3 bedrooms plus study (153 m²)

APARTMENTS
2-3 bedrooms (88m² - 120 m²)



WHITFIELD GROVE



THE HOUSES



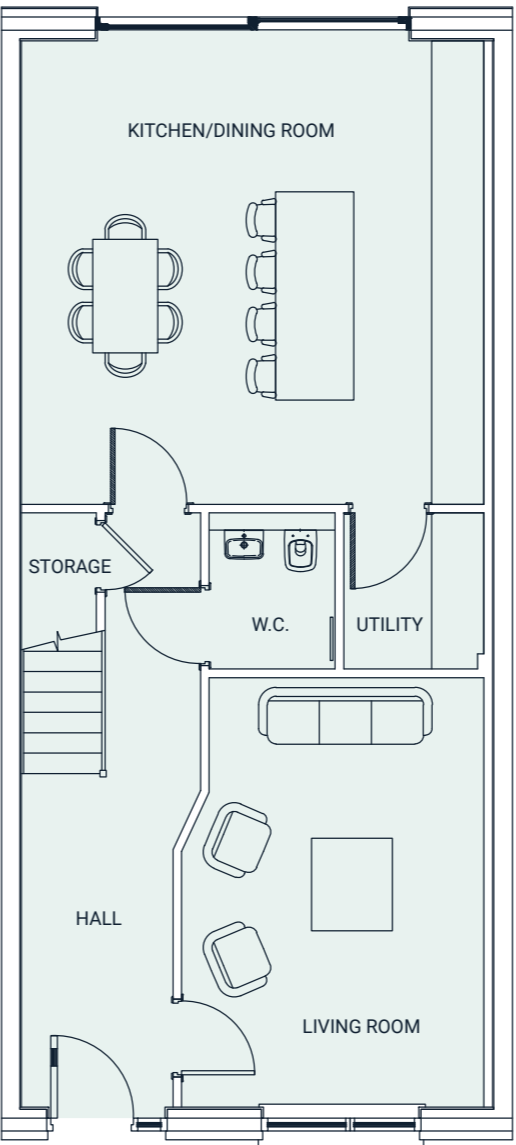
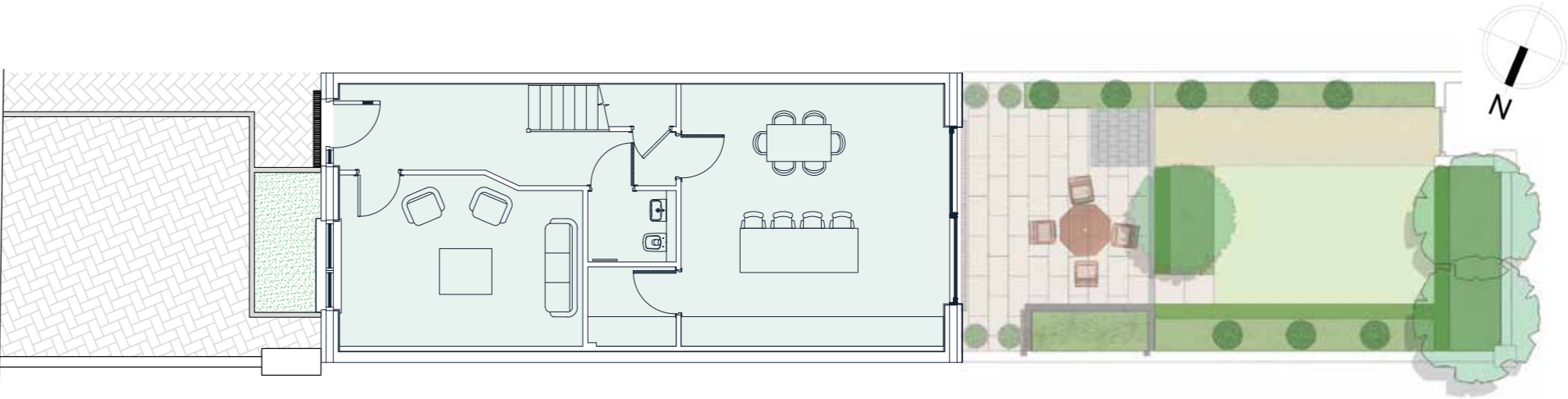
THE GARDEN RESIDENCES

A row of four terraced houses with four bedrooms, 185 m² (1,991 sq ft), two of which have striking double-height windows spanning the first and second floors, while the other two have smart standing-seam zinc cladding on the second floor.

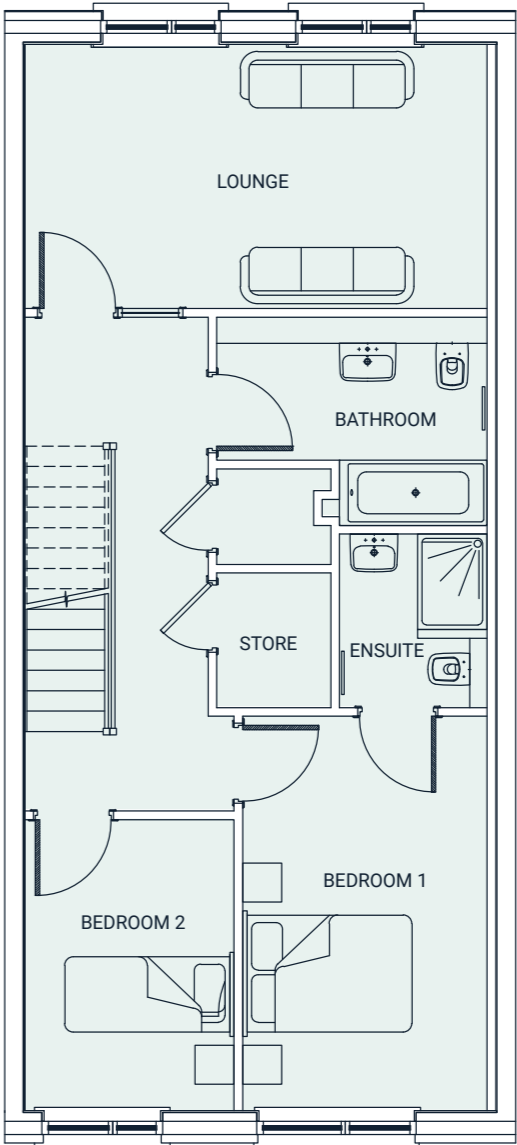
On the ground floor, these homes have a spacious and welcoming hallway and living room, a very large kitchen/dining room, utility room, downstairs WC, and understairs storage.

Upstairs are another living room (suitable for many uses), a stunning main bathroom, two bedrooms (one with an en suite) and a storage room. On the second floor is the very large master suite with walk-in wardrobe, another double bedroom with en suite, and a large terrace at the rear.

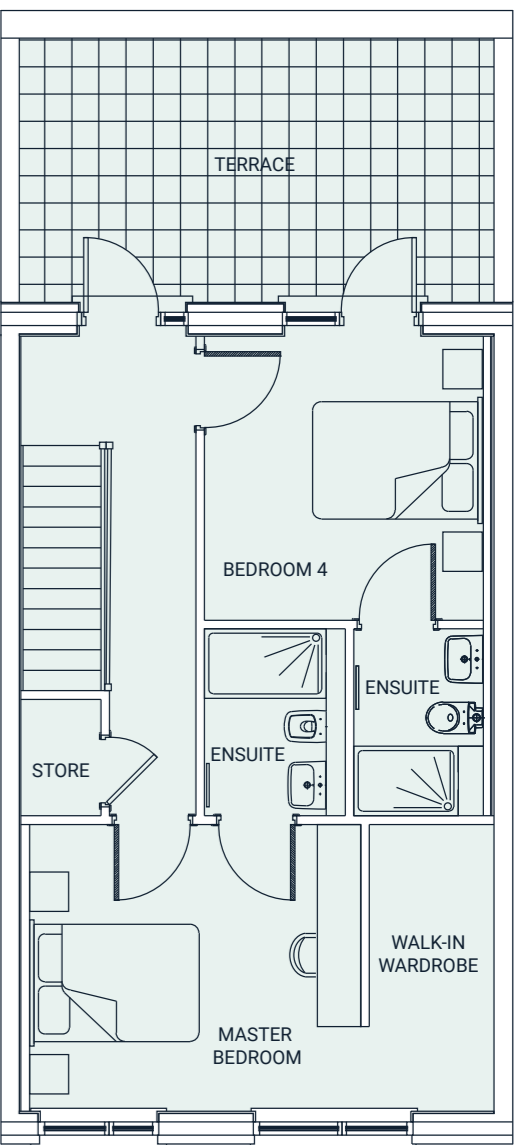
At the front are two parking spaces and provision for electric-car charging. At the rear is a southwest-facing, fully landscaped garden by Green Shoots Design. (There is also discreet, built-in bin storage.)



Ground Floor



First Floor



Second Floor

The Garden Residences

Four-bedroom home ■ 185 m² (1991 sq ft)*

*Final built dimensions may differ slightly from plan dimensions.
The garden design shown is for illustrative purposes only.

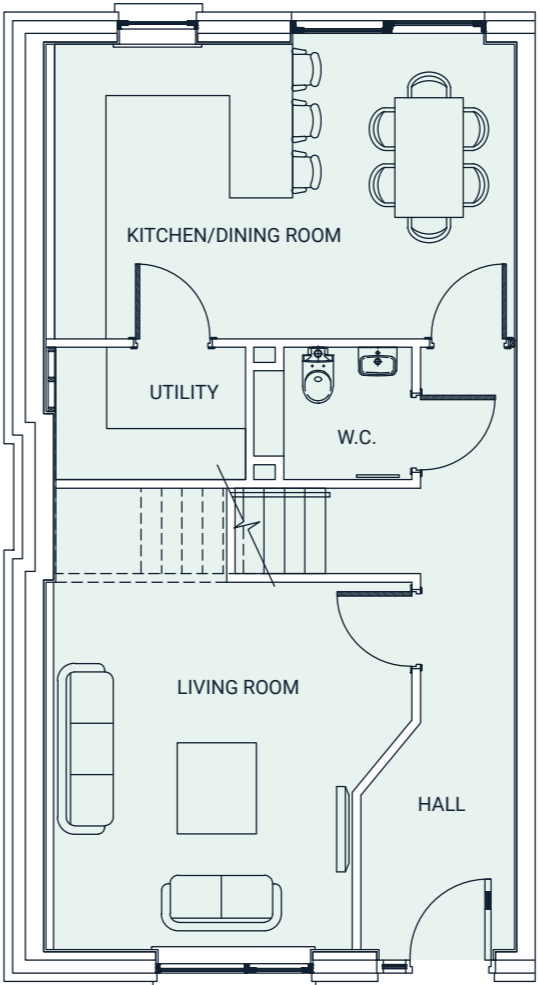
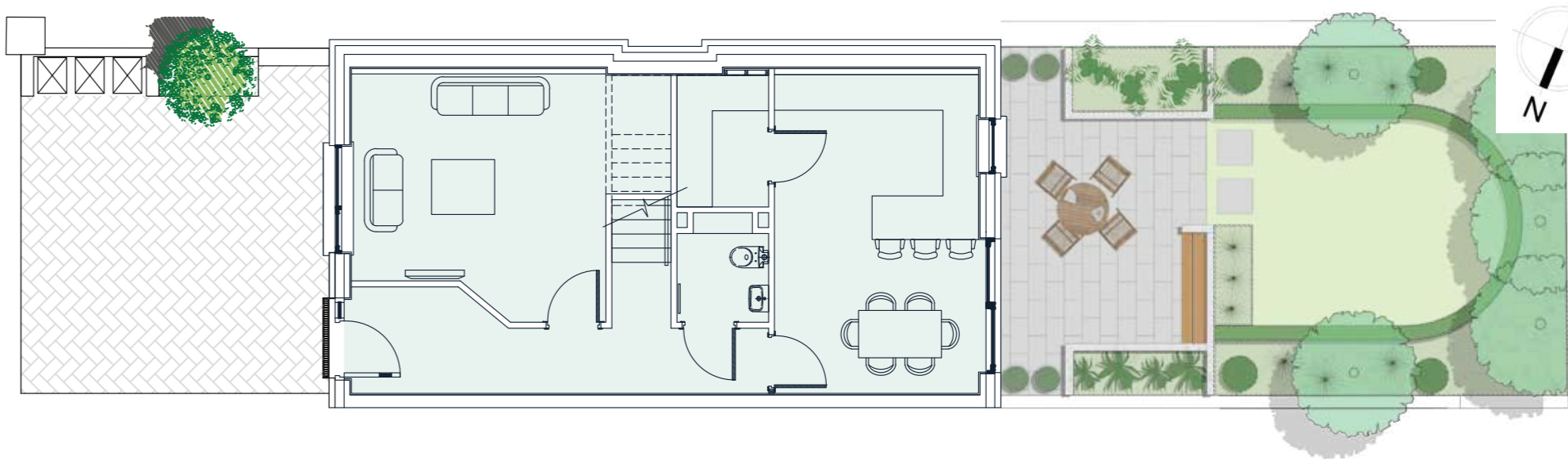
THE CASTLEWOOD RESIDENCE

One end-of-terrace house with three bedrooms and a study, 157 m² (1,690 sq ft), with a striking facade featuring a series of slender double-height windows spanning the first and second floors. Internally, this house is similar to The Belgrave Residences, but slightly larger.

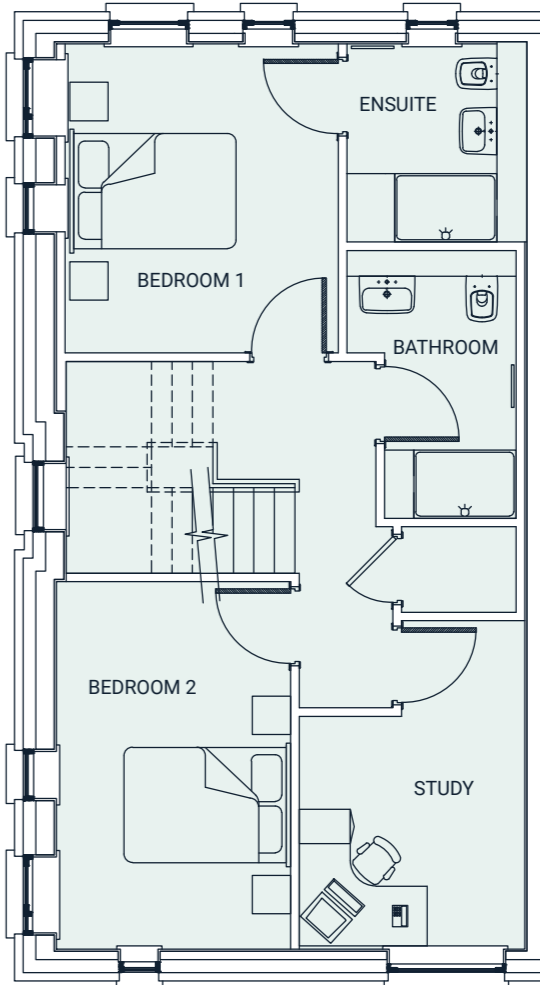
On the ground floor, this house has a spacious and welcoming hallway and living room, a large kitchen/dining room, utility room and downstairs WC.

Upstairs are two double bedrooms (one with an en suite), the main bathroom and a study. The master bedroom suite takes up most of the second floor, which also has a storage room and a large terrace at the rear.

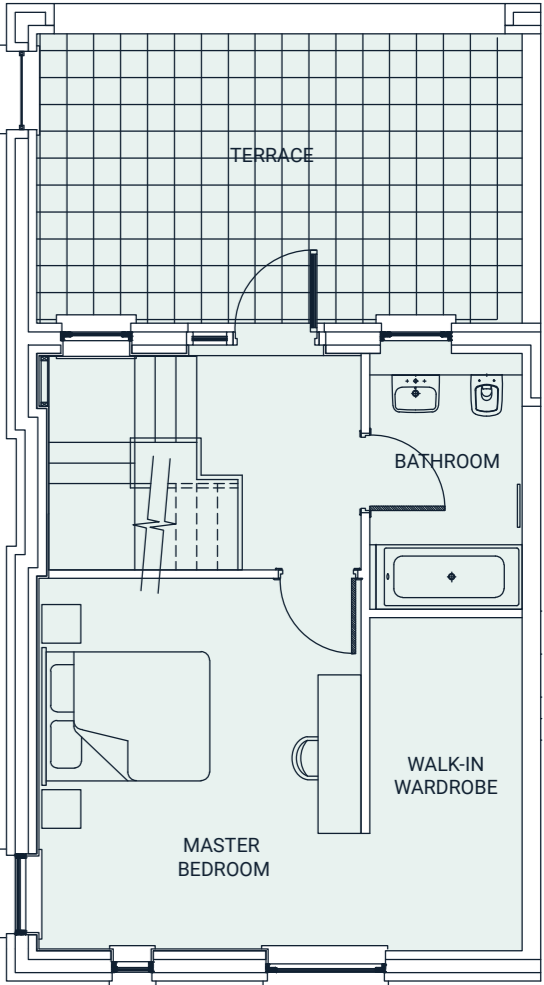
At the front are two parking spaces and provision for electric-car charging. At the rear is a southwest-facing, fully landscaped garden by Green Shoots Design. (Discreet, built-in bin storage is on the driveway.)



Ground Floor



First Floor



Second Floor

The Castlewood Residences
Three-bedroom plus study terraced home ■ 157 m² (1690 sq ft)*

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THE BELGRAVE RESIDENCES

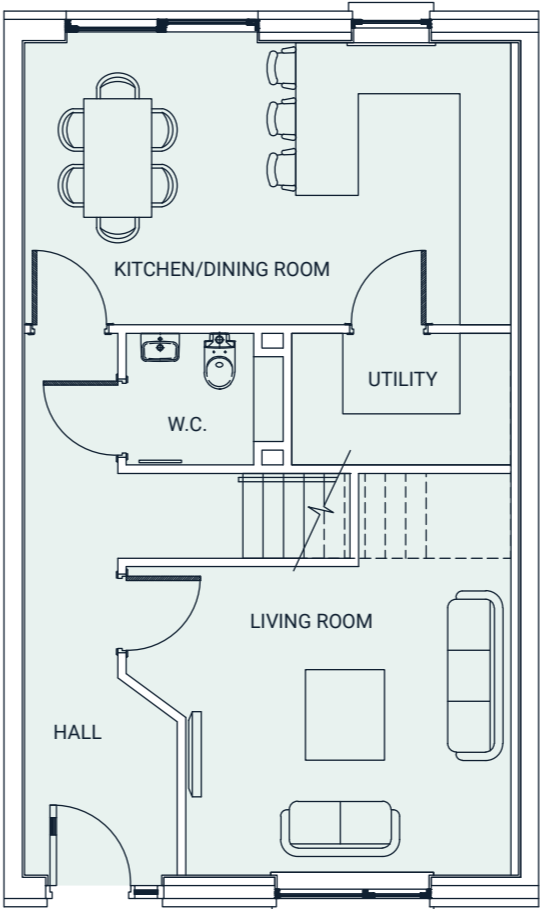
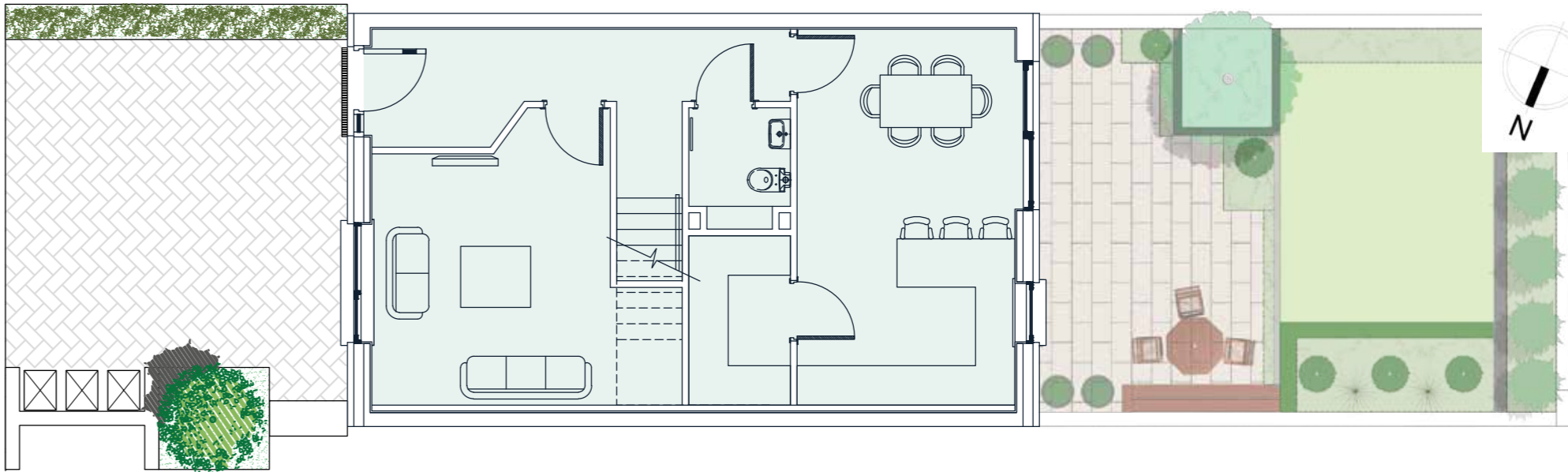


Four terraced houses with three bedrooms and a study, 153 m² (1,647 sq ft), with smart standing-seam zinc cladding on the second floor.

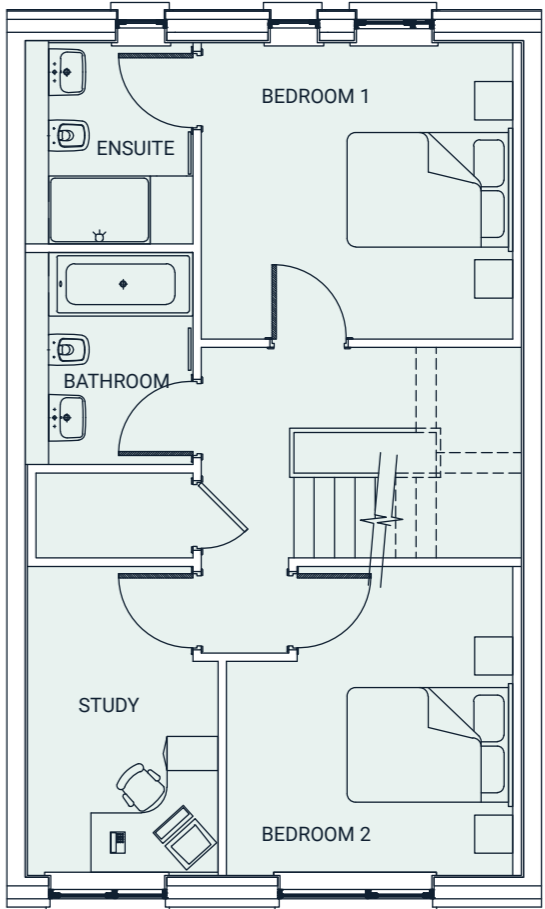
On the ground floor, these homes have a spacious and welcoming hallway, a beautiful living room, a large kitchen/dining room, utility room and downstairs WC.

Upstairs are two double bedrooms (one with an en suite), the main bathroom and a study. The master bedroom suite takes up most of the second floor, which also has a storage room and a large terrace at the rear.

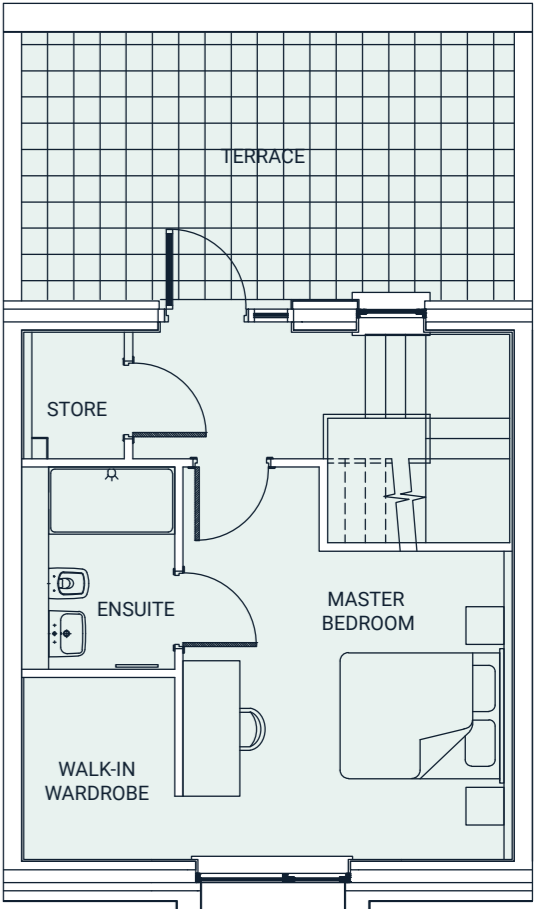
At the front are two parking spaces and provision for electric-car charging. At the rear is a southwest-facing, fully landscaped garden by Green Shoots Design. (Discreet, built-in bin storage is on the driveway.)



Ground Floor



First Floor



Second Floor

The Belgrave Residences
Three-bedroom plus study terraced home ■ 153 m² (1647 sq ft)*
*Final built dimensions may differ slightly from plan dimensions.
The garden design shown is for illustrative purposes only.



SUSTAINABILITY



Energy efficiency is the norm in modern dwellings, and at Whitfield Grove you'll discover the enveloping comfort that the finest newly-built homes can offer. All homes are block-built and superbly engineered with an A3 rating. They are insulated to exceed the current standards. They are airtight and therefore mechanically ventilated to bring fresh air into the building and to expel stale air while retaining its heat energy. Heat (via a combination of underfloor heating downstairs and radiators upstairs) and hot water are provided by an air source heat pump. (Apartments have underfloor heating throughout.) Downlighters use bright but efficient LED bulbs.

This all means that you can enjoy energising light and warmth in the greyest Dublin winter, at a minimal cost to you and to the environment.



THE APARTMENTS



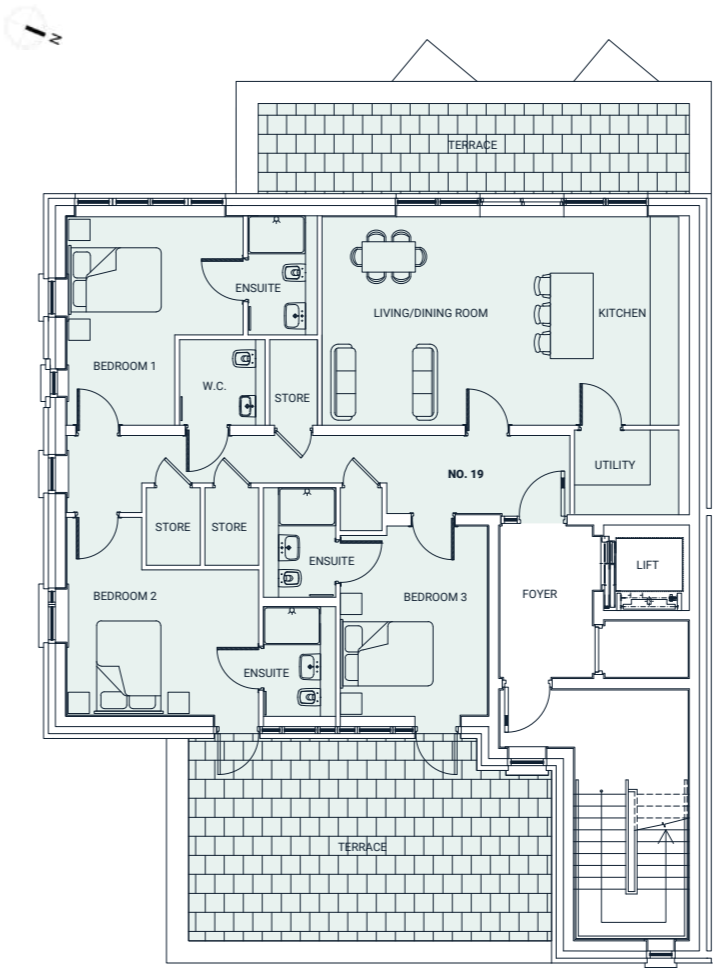
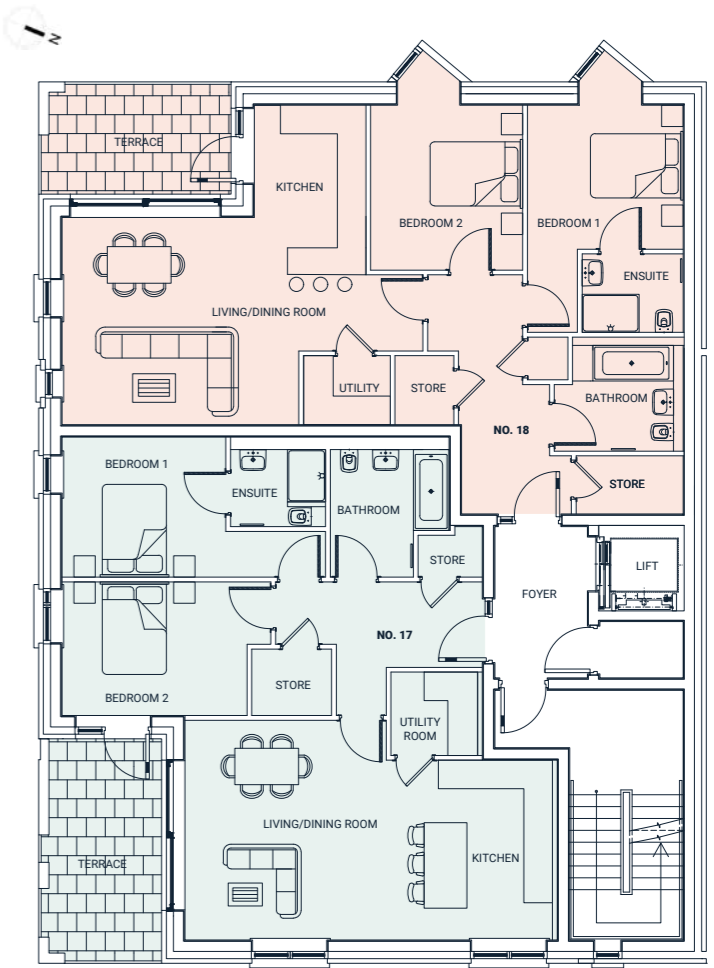
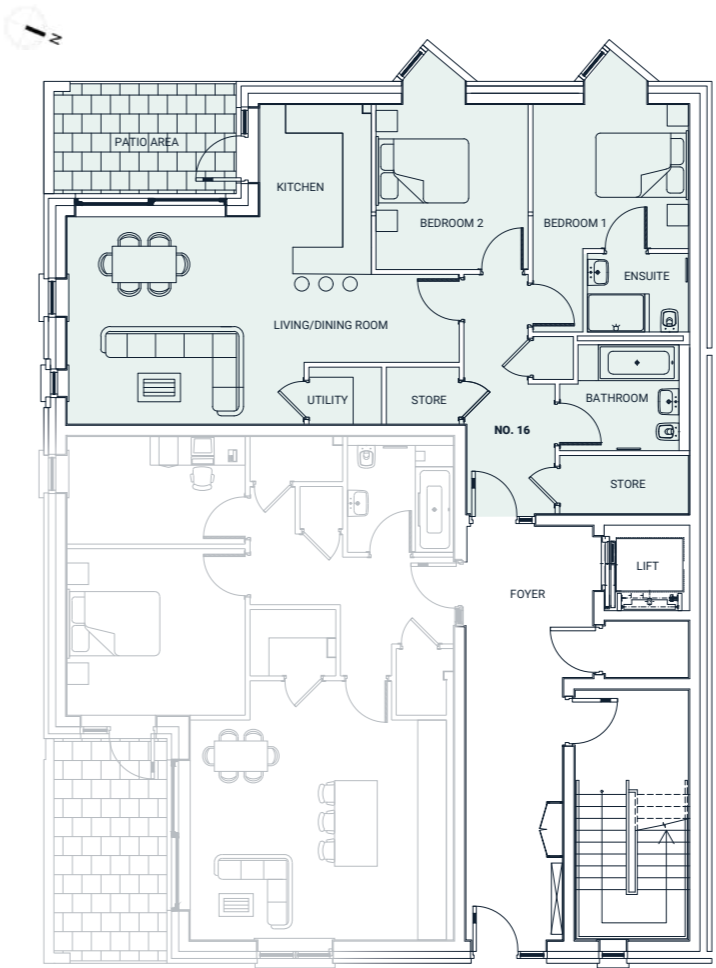
THE APARTMENTS

Spacious and beautifully finished apartments in this prime location

There are three two-bedroom apartments of 88 m² (947 sq ft) and one three-bedroom penthouse of 120 m² (1,292 sq ft) at Whitfield Grove. The apartment building is beautifully composed, with tall, eye-catching wall openings and windows, and light-filled yet private outdoor spaces.

The apartments are designed for your convenience, comfort and ease, with spacious rooms and high ceilings; underfloor heating throughout; a utility room; and two storage rooms.

Each apartment has a private terrace (the penthouse has two), and there is a roof garden for the exclusive use of Whitfield Grove's apartment owners.



Ground Floor Apartment

Two bedrooms, No.16 Whitfield Grove ■ 88 m² (947 sq ft)*

First Floor Apartment

Two bedrooms, No.17 Whitfield Grove ■ 87 m² (936 sq ft)*

Two bedrooms, No.18 Whitfield Grove ■ 88 m² (947 sq ft)*

Second Floor Apartment

Three bedrooms, No.19 Whitfield Grove ■ 120 m² (1292 sq ft)*



SPECIFICATIONS – THE HOUSES

KITCHENS

- Fine-quality kitchens in a modern, refined style with a handleless door system by German maker Rotpunkt. The kitchens are designed and installed by Design Yard, Dublin.
- Neff appliances in kitchens, including induction hob and oven with pyrolytic cleaning.
- Blanco sink, Hansgrohe tap and Silestone composite countertops and fully clad backsplash.
- All houses have utility rooms with Miele washing machine and tumble drier.
- Beautiful and practical Italian porcelain floor tiles in kitchen area and utility room.

BATHROOMS

- Best-quality sanitary ware from Duravit.
- Showers furnished with Merlyn trays and doors.
- Wall-hung toilets with concealed cisterns by Geberit, and taps and showers by Hansgrohe.
- Heated towel rails and mirrors with demisting.
- Illuminated storage niches and shelves finished with Corian.
- Refined and tactile tiling scheme, with full tiling throughout in high-quality Italian porcelain.

LIGHTING SCHEME

- Recessed LED downlighters that provide bright and energy-efficient light are well laid-out in the hallways, kitchens and bathrooms, with pendant fixtures for softer lighting in the living area and bedrooms.
- Control your lamps with wall switches: A generous allowance of five-amp sockets means that you can switch all your rooms' lamps on and off at the wall.
- Feature lighting in bathrooms: Backlit mirrors and storage niches illuminated with LED downlighters set a calming mood.

CEILINGS AND JOINERY

- High ceilings in all houses.
- Bespoke wardrobes by Cawley's with lacquered doors and smoked oak interior.
- "Amsterdam" internal timber fire doors designed by Studio Pietboon, with satin chrome door hardware and framed by custom-made, modern architraves.
- Hallways and downstairs WCs finished with the same high-quality Italian porcelain floor tiles that are in the kitchens and utility rooms.

GARDENS

- Each house has a beautiful urban garden with patio, designed by Bloom gold medal winner Green Shoots Garden Design. All back gardens have an ideal southwest orientation.
- At the front of each house is further planting by Green Shoots and a driveway with parking for two cars. There is provision for electric car charging points.
- For homes without rear access, there is discreet built-in storage for bins on the driveway. (Houses with rear access have the same built-in storage at the end of their back gardens.)

EXTERNAL FINISHES

- Brickwork in Chailey Rustic Stock by Ibstock.
- Granite sills throughout.
- Nordan low-maintenance alu-clad Scandinavian windows that have a low U-value for energy efficiency and especially high sound-reduction properties.
- Solid concrete blockwork party walls between houses.



SECURITY & PROTECTION

- Wired intruder alarm system installed in each house.
- Wired fire and carbon monoxide detection system and alarms with battery backup are fitted in each house. A smoke detector is fitted in every room, exceeding the current standards.
- Warranty cover under HomeBond 10-year structural and latent defect insurance.

ELECTRICAL

- Multiple connections for TV and broadband in each house, including living areas and some bedrooms.
- A generous number of socket outlets is provided throughout each house, with high-quality stainless-steel finish sockets and switches throughout.
- Cat 5e cabling for data and phone.



ENERGY EFFICIENCY

- A3 BER rating. Discover what life is like in an A-rated home; the cosiness and comfort are a revelation.
- Exceptional insulation: Excellent levels of insulation are built into the floor, walls and roof, in excess of the building regulations.
- Airtightness: Each house has a high level of airtightness reducing heat and energy loss through the fabric of the building.
- Mechanical ventilation system: Highly insulated and airtight homes need to be adequately ventilated to provide a comfortable and healthy environment. The Whitfield Grove houses use an energy-efficient technology called Mechanical Ventilation with Heat Recovery (MVHR). Warm, moist air is constantly drawn out of the kitchen, utility room and bathrooms; the MVHR unit retains the heat energy in this air and uses it to warm fresh air that is drawn in from outside and ducted to habitable rooms. This fresh air is filtered before it is supplied to the house.
- Air-source heat pump: Flexible controls provide efficient heating and hot water with proven low energy costs. Each house's heat pump is located in its back garden.
- Underfloor heating: The houses have thermostat-controlled underfloor heating on the ground floor. The upper floors have best-quality, low-temperature aluminium radiators with thermostatic valve controls.
- Hot-water programming: You can program the system to meet your requirements.

SPECIFICATIONS – THE APARTMENTS

KITCHENS

- Fine-quality kitchens in a modern, refined style with a handleless door system by German maker Rotpunkt. The kitchens are designed and installed by Design Yard, Dublin.
- Neff appliances in kitchens, including induction hob and oven with pyrolytic cleaning.
- Blanco sink, Hansgrohe tap and Silestone composite countertops and fully clad backsplash.
- All apartments have utility rooms with Miele washing machine and tumble drier.
- Beautiful and practical Italian porcelain floor tiles in kitchen area and utility room.

BATHROOMS

- Best-quality sanitary ware from Duravit.
- Showers furnished with Merlyn trays and doors.
- Wall-hung toilets with concealed cisterns by Geberit, and taps and showers by Hansgrohe.
- Heated towel rails and mirrors with demisting.
- Illuminated storage niches and shelves finished with Corian.
- Refined and tactile tiling scheme, with full tiling throughout in high-quality Italian porcelain.

LIGHTING SCHEME

- Recessed LED downlighters that provide bright and energy-efficient light are well laid-out in the hallways, kitchens and bathrooms, with pendant fixtures for softer lighting in the living area and bedrooms.
- Control your lamps with wall switches: A generous allowance of five-amp sockets means that you can switch all your rooms' lamps on and off at the wall.
- Feature lighting in bathrooms: Backlit mirrors and storage niches illuminated with LED downlighters set a calming mood.

CEILINGS AND JOINERY

- High ceilings in all apartments.
- Bespoke wardrobes by Cawley's with lacquered doors and smoked oak interior.
- "Amsterdam" internal timber fire doors designed by Studio Pietboon, with satin chrome door hardware and framed by custom-made, modern architraves.
- Smooth finish painting throughout in a soft off-white.
- Hallways and downstairs WCs will be finished with the same high-quality Italian porcelain floor tiles that are in the kitchens and utility rooms.

STORAGE

- All apartments have two storage rooms so you won't be stuck for space for your bike, luggage and other sundries.

PRIVATE TERRACES & ROOF GARDEN

- A landscaped roof garden is available for the exclusive use of Whitfield Grove's apartment residents. It is served by a lift and stairs.
- Every apartment has its own patio (ground floor) or terrace (upper floors) for private enjoyment of the Irish weather. The penthouse has two very large terraces.
- Each apartment has its own parking space with provision for electric car-charging points.

EXTERNAL FINISHES

- Brickwork in Chailey Rustic Stock by Ibstock.
- Granite sills throughout.
- Nordan low-maintenance alu-clad Scandinavian windows that have a low U-value for energy efficiency and especially high sound-reduction properties.
- High acoustic performance concrete floors throughout with solid concrete blockwork party walls between apartments.
- Glazed balustrades on balconies.



SECURITY & PROTECTION

- Wired intruder alarm system. Each apartment has an alarm system installed.
- A wired fire and carbon monoxide detection system and alarms with battery backup are provided in each apartment. Smoke detectors are fitted in every room, which exceeds the current regulations. The common areas also have fire detection that complies with the current standards.
- An audio phone intercom system controls access to the building. Each apartment has an intercom connected to the main entrance door on the ground floor.
- Warranty cover under HomeBond 10-year structural and latent defect insurance.

ELECTRICAL

- Multiple connections for TV and broadband in each apartment, including living areas and some bedrooms.
- A generous number of socket outlets is provided throughout each apartment, with high-quality stainless-steel finish sockets and switches throughout.
- Cat 5e cabling for data and phone.

ENERGY EFFICIENCY

- A3 BER rating: Discover what life is like in an A-rated home; the cosiness and comfort are a revelation.
- Insulation and airtightness: High-performance insulation combined with high levels of airtightness reduce heat loss from the building.
- Mechanical ventilation system: Highly insulated and airtight homes need to be adequately ventilated to provide a comfortable and healthy environment. The Whitfield Grove apartments use a demand control ventilation system. Habitable rooms are fitted with vents that automatically open or close depending on the humidity level in the room, ensuring consistently good air quality while reducing draughts and saving energy. Air is extracted through ducts from the kitchen, utility room and bathrooms on demand (i.e., when these rooms are in use or become too humid) with a quiet, low-energy fan, which ramps up when needed and slows down when not needed.
- Air-source heat pump for each apartment: Flexible controls provide efficient heating and hot water with proven low energy costs.
- Underfloor heating: Each apartment has thermostat-controlled underfloor heating with multiple zones. (This also means none of the living space is lost to radiators.)
- Hot-water programming: You can program the system to meet your requirements.

MESSAGE FROM GREEN SHOOTS GARDEN DESIGN



Alan Coffey is an award winning garden & landscape designer at Green Shoots Garden Design, a full member of the Garden and Landscape designers Association (GLDA) and was awarded a gold medal at Bloom 2016 for his show garden Serene Sanctuary. His landscape and garden designs for city, and urban use strong structural elements allied with exquisite detailing and planting to engage the mind and all the senses. Light, shadow, reflection and texture are important considerations in our garden designs and how these elements interplay. Our aspiration is to create gardens to live in, engage with and enjoy all year round over the course of a lifetime.



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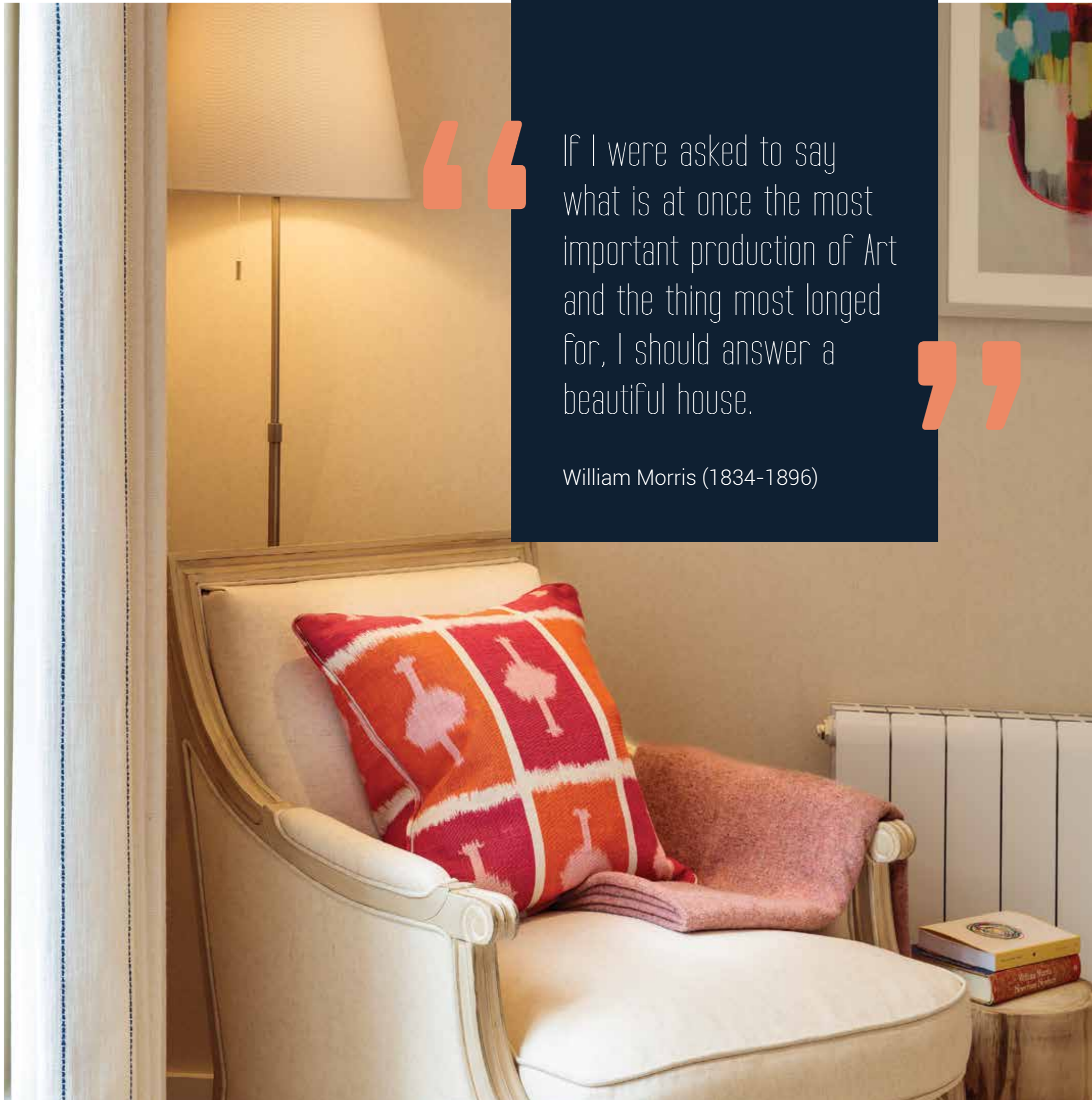


“

If I were asked to say
what is at once the most
important production of Art
and the thing most longed
for, I should answer a
beautiful house.

”

William Morris (1834-1896)



www.whitfieldgrove.ie