

Northwood Green
Santry, Dublin 9

New 3 & 4 Bedroom
Housing Development



Northwood Green | 01-22

Northwood Green in Santry is a new high quality development of 32 A rated large three and four bedroom houses and 30 one, two and three bedroom apartments beside the tranquil expanse of Santry Demesne. They incorporate numerous design features and have generous living and bedroom accommodation with an exceptional specification throughout.

The Residence

This is the latest development by highly regarded Dublin Loft Company bringing all the creative flair and style of the renowned Cosgrave family. It follows on from their two superbly designed and highly praised imaginative developments at Hanover Lofts in Grand Canal Docks and Oxmanstown Lofts in Smithfield.

To drive into Santry Demesne is to enter another world. The hub of the city is left behind and a country estate beckons. Over ninety acres of green space stretched before you, sheltered by stands of tall mature trees. Paths wind lazily through the green and around an elegant lake dotted with waterlilies.

Just 5km from the city centre and 10 minutes drive from the airport, Northwood Green is set in an idyllic environment where the peaceful outlook is matched by immediate access to all of what the city has to offer.

Close to the M1 and M50 and near the proposed new Santry Metro North stop, Northwood Green is the perfect residential location. Combining superb access and amenities with a unique parkland backdrop, it is that increasingly rare find, a haven in the city.

HOUSE PLAN	BEDROOM	SIZE
ASHWOOD	THREE	125.9 sq.m 1,355 sq.ft
BEECHWOOD	FOUR	134.3 sq.m 1,445 sq.ft
CHERRYWOOD	FOUR + STUDY	167.9 sq.m 1,807 sq.ft

CITY CENTRE

MORTON
STADIUM

SANTRY
PARK

BEN DUNNE
GYM

SWIFT
SQUARE

NEIGHBOURHOOD
CENTRE

MEDICAL
CENTRE

NORTHWOOD
GREEN

GULLIVER'S
RETAIL PARK

HOME
BASE

LIDL

ENTRANCE TO
NORTHWOOD

SPORTS MEDICINE

ECO INTERIORS

HOME FOCUS

PET MANIA

PROPOSED NORTHWOOD
METRO STATION

AIRPORT & M50

Dublin Loft Company

The Dublin Loft Company specialises in boutique developments, designing unique spaces bringing the best in contemporary design and styling while making sure every room is practically functional.

Our developments are built to the highest standards and designed to cater for modern urban life. We are excited to bring Northwood Green to the market, building on the huge success of Hanover Lofts in Grand Canal Docks and Oxmanstown Lofts on Smithfield Square.



OXMANSTOWN LOFTS



DUBLIN LOFT COMPANY PLAQUE



INTERIOR – HANOVER LOFTS



HANOVER LOFTS

The Heritage

Where the new Santry Demesne public park is situated was once a palatial old house and gardens, built in the 18th century. This was once the largest house in North County Dublin and people travelled from far and wide to be received by the owners, the Barry family.

Many clues of the house still exist and the park is worth visiting to find the house foundations, front steps, tree lined avenue and walled garden. A small bend in the Santry River (which forms the boundary of the park today) was widened to create a small pond for the boating pleasure of Georgian ladies and gentlemen who resided at, and visited, the house. In 1972 part of the Demesne was sold to Trinity College Dublin, which was developed as a sports grounds, as well as a book storage facility for its libraries.

Set amongst a landscaped environment of manicured lawns and picturesque walks, The Demesne's immediate neighbours include the Northwood Fitness Centre, the ultra-modern Sports Surgery Clinic, Northwood Business Campus, Northwood Court offices, The Crowne Plaza Hotel, The Gourmet Food Parlour and Gulliver's Retail Park.



Jonathan Swift was an Anglo-Irish satirist, essayist, political pamphleteer, poet and cleric. His roots lead directly back to Santry while his contribution to classic English literature, *Gulliver's Travels*, has influenced the naming of Santry's leading retail park.

Swift later became the Dean of St. Patrick's Cathedral where he continued to write and influence many popular novelists until he passed away in 1745.

Great Location

This is Dublin at its best; a place where history and beauty blend seamlessly with a very modern lifestyle; a location where public spaces and amenities, workplaces, transport, shopping, sports facilities and housing collaborate in a way that reduces the “in-between” time, enhancing our quality of life.





The sports enthusiast is spoilt for choice with the National Sports Stadium and Athletics track just up the road and all the facilities of Northwood Park with 4 acres of lake and 100 acres of woodland close by. The nearby soccer clubs include St. Kevin's Boys and Home Farm, as well as various GAA clubs. There are also numerous magnificent golf courses close at hand including the local Sillogue Park Golf Club, Forrest Little Golf Club, St. Margaret's Golf Club, the world renowned Royal Dublin and the Island Golf course, all just minutes away.

Northwood Green is a short drive or bus ride from major employers such as Beaumont Hospital, Dublin City University, Dublin International Airport and more than a dozen retail and business parks in the immediate vicinity.

Re-energise after the working day with a jog around Northwood's 90 acre public park, perhaps dropping in on Morton Stadium, Ireland's premier athletics venue, to watch the experts at work or join Clonliffe Harriers Athletics Club. And there can be no excuses when the superbly equipped Ben Dunne Gym — incorporating a 25m swimming pool, spa, beauty clinic and barber — is just a few minutes walk away.

Northwood Green is located beside Northwood, a superb community with a mix of residential, commercial and retail schemes. Set amidst a beautiful parkland setting, where it is possible to work, entertain, shop and play, within minutes of your stylish new home. This superior development is situated within the M50 and M1, opening up access not only to Dublin Airport, but also the whole city and country alike.



DUBLIN LOFT COMPANY



NORTHWOOD GREEN





Area Amenities

Every conceivable amenity is situated close to Northwood Green. From prestigious restaurants to superb local shopping at Omni Centre with its multiplex cinema, as well as the entire Dublin retail scene just a short hop on the bus away. Airside and Pavillions shopping centre are also just a short distance away.

Picking up what you need is quick and easy at the neighbouring Gulliver's Retail Park, featuring neighbourhood shopping, including Eurospar, Costa Coffee, Beauticians and Hairdressers, Pharmacy and major retailers such as Premier Golf, Home Focus @ Hickeys, Homebase (with its own garden centre) and a Lidl coming soon. IKEA is also located a few minutes away. Or head down to Omni Park Shopping Centre, just a two minute drive away, where you will find over 80 stores including Tesco, Penneys and Marks & Spencer, a cinema, IMC Santry (previously called the Omniplex Cinema) and several restaurants.

In addition Santry is home to the Crown Plaza Hotel, several restaurants, including the Gourmet Food Parlour, multiple gymnasiums, a track and field stadium, a sports injury clinic — which are well known for high profile sports stars attending — a go-karting/ paint-balling arena, an AIB bank, an industrial estate, a skate park, several pubs, an outdoor 'Astro' soccer stadium and local primary and secondary schools. Santry is just a few minutes drive from Dublin International Airport. The Santry Sports Surgery Clinic is located on Northwood Avenue and provides a wide range of mainly sports related orthopaedic therapy. Charlestown Shopping Centre is also only a 10 minute drive away with many retail outlets such as Dunnes Stores, SuperValu, Heatons and New Look.

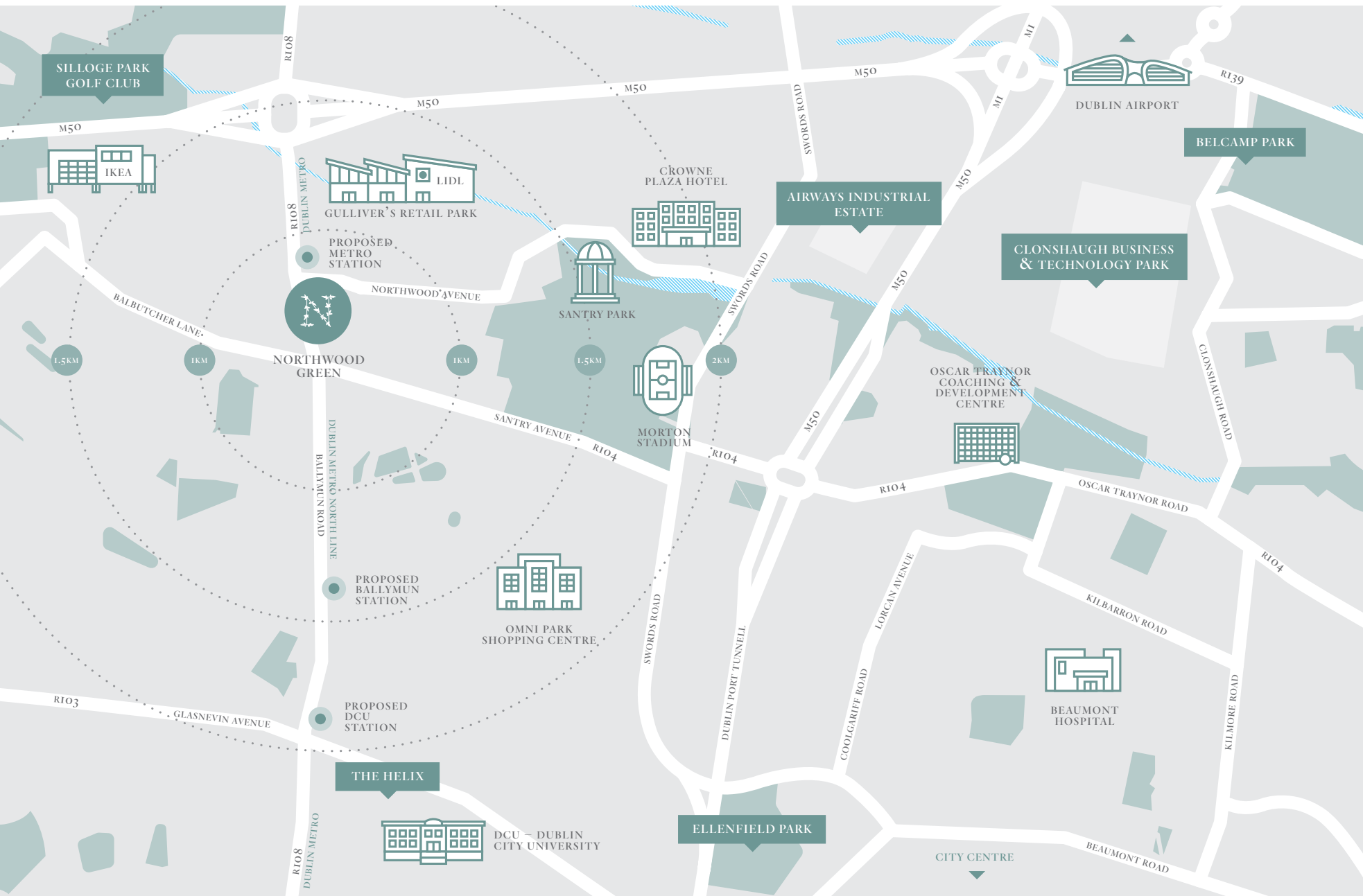
SCHOOLS

Santry is served by a selection of schools including boys and girls National Schools in Larkhill, Gaelscoil Cholmcille, and secondary schools Margaret Aylward, Whitehall House, St. Aidan's, Plunket College of Further Education and Clonturk Community College. Maryfield, Rosmini, Dominican College Griffith Avenue and Trinity Comprehensive School would also serve the population of Santry. Dublin City University is close by.

TRANSPORT

The proposed Metro North line of the planned Dublin Metro is to pass nearby with the planned Northwood Metro stop being at the western entrance of the Northwood Demesne. Public transport comprises a number of bus routes, operated by Dublin Bus:

NUMBER	ROUTE
1	SANTRY TO SANDYMOUNT
16	BALLINTEER TO DUBLIN AIRPORT
17A	BLANCHARDSTOWN TO KILBARRICK
27B	HARRISTOWN TO EDEN QUAY
33	BALBRIGGAN TO LOWER ABBEY ST
41/41C	SWORDS MANOR TO LOWER ABBEY ST
41B	ROLESTOWN TO LOWER ABBEY ST
104	CLONTARF ROAD TO DCU



SILLOGE PARK GOLF CLUB



GULLIVER'S RETAIL PARK

PROPOSED METRO STATION



NORTHWOOD GREEN



CROWNE PLAZA HOTEL

AIRWAYS INDUSTRIAL ESTATE



DUBLIN AIRPORT

BELCAMP PARK

CLONSHAGH BUSINESS & TECHNOLOGY PARK

SANTRY PARK



MORTON STADIUM

OSCAR TRAYNOR COACHING & DEVELOPMENT CENTRE



PROPOSED BALLYMUN STATION



OMNI PARK SHOPPING CENTRE

PROPOSED DCU STATION



DCU - DUBLIN CITY UNIVERSITY

THE HELIX

ELLENFIELD PARK

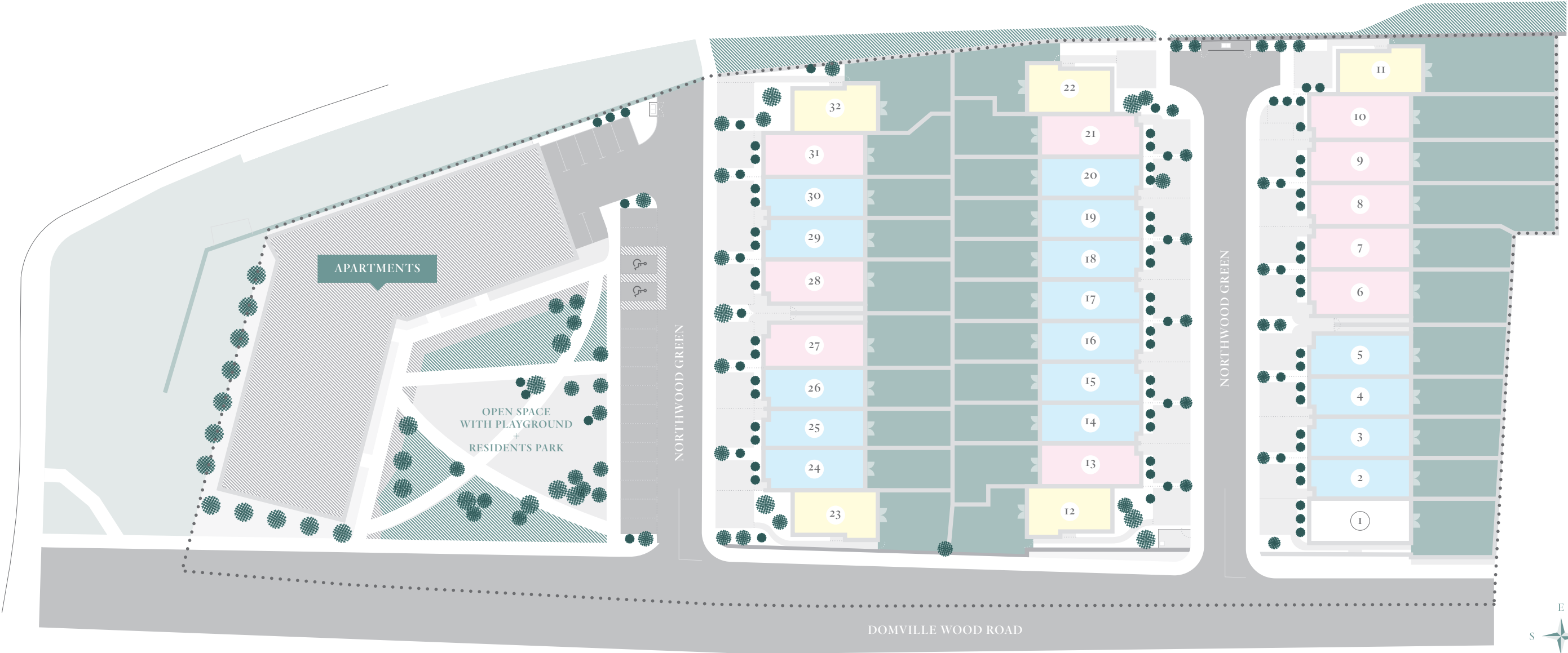
CITY CENTRE



BEAUMONT HOSPITAL

Site Plan

HOUSE TYPES	BEDROOM	HOUSE NUMBERS
<div></div> ASHWOOD	THREE	2, 3, 4, 5, 14, 15, 16, 17, 18, 19, 20
<div></div> BEECHWOOD	FOUR	6, 7, 8, 9, 10, 13, 21, 27, 28, 31
<div></div> CHERRYWOOD	FOUR + STUDY	11, 12, 22, 23, 32



Site Plan is an artists impression please note that positioning of trees may vary from the built environment.











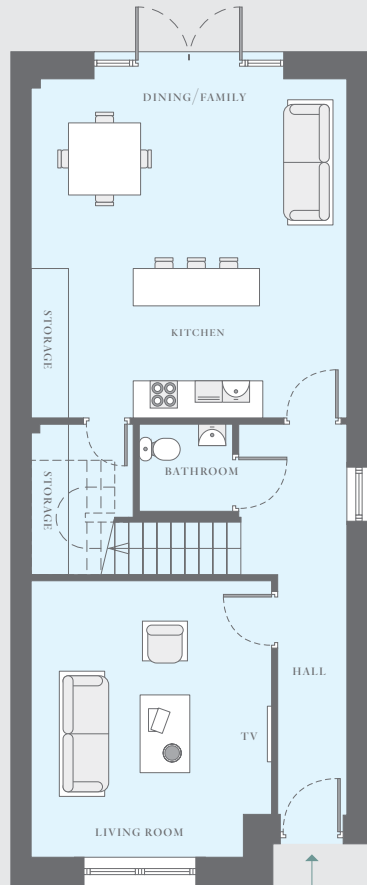






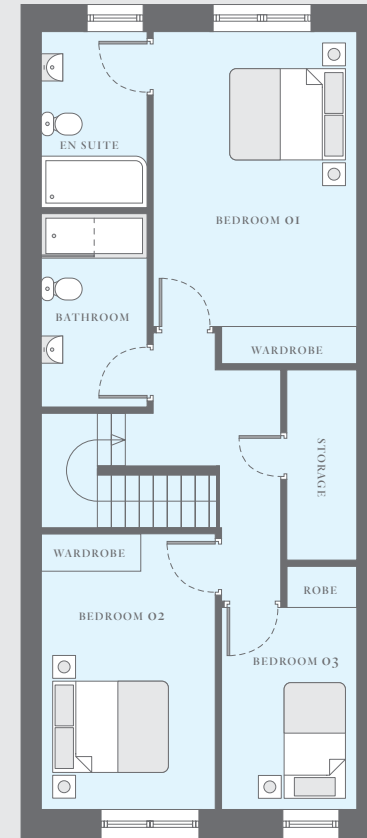
Ashwood

Three bedroom two storey house
Size: 125.9 sq.m | 1,355 sq.ft



GROUND FLOOR

KITCHEN/DINING	17'7" × 16'7"	5.36 × 5.07m
LIVING ROOM	14'7" × 12'8"	4.45 × 3.86m



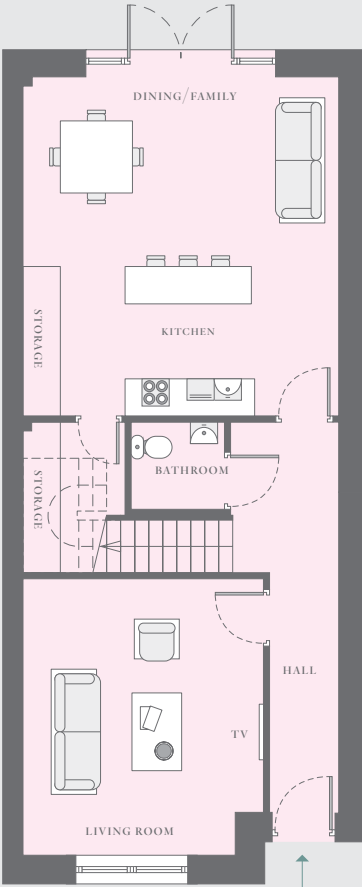
FIRST FLOOR

BEDROOM 01	17'1" × 10'9"	5.20 × 3.27m
BEDROOM 02	14'5" × 9'2"	4.40 × 2.80m
BEDROOM 03	12'2" × 7'1"	3.70 × 2.17m

Beechwood

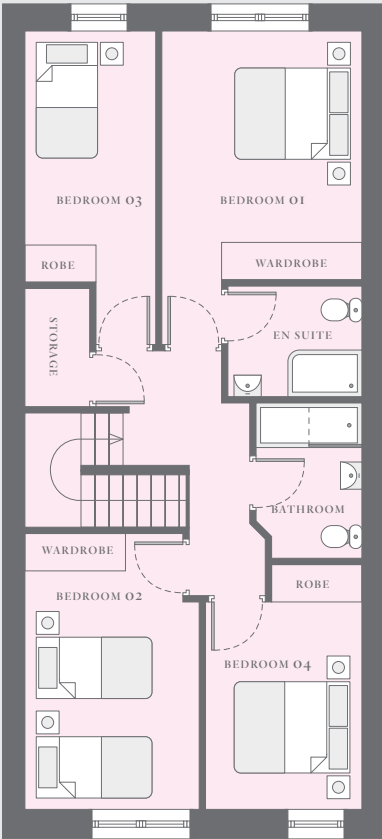
Four bedroom two storey house

Size: 134.3 sq.m | 1,445 sq.ft



GROUND FLOOR

KITCHEN/DINING	17'9" × 17'3"	5.40 × 5.30m
LIVING ROOM	14'7" × 12'8"	4.45 × 3.86m



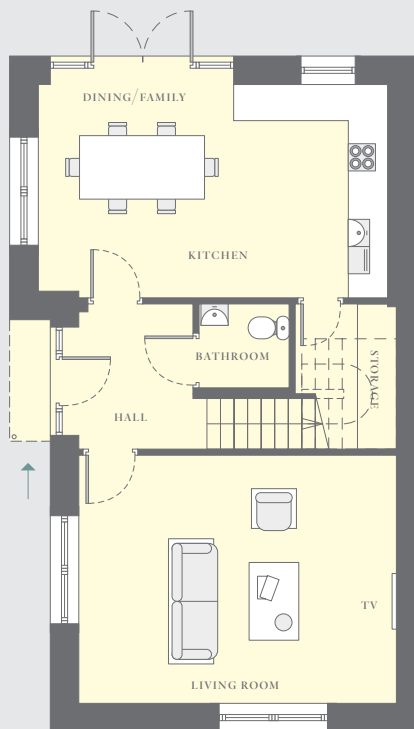
FIRST FLOOR

BEDROOM 01	13'1" × 10'6"	4.00 × 3.20m
BEDROOM 02	14'5" × 9'2"	4.40 × 2.80m
BEDROOM 03	13'1" × 6'10"	4.00 × 2.10m
BEDROOM 04	12'5" × 8'2"	3.80 × 2.50m

Cherrywood

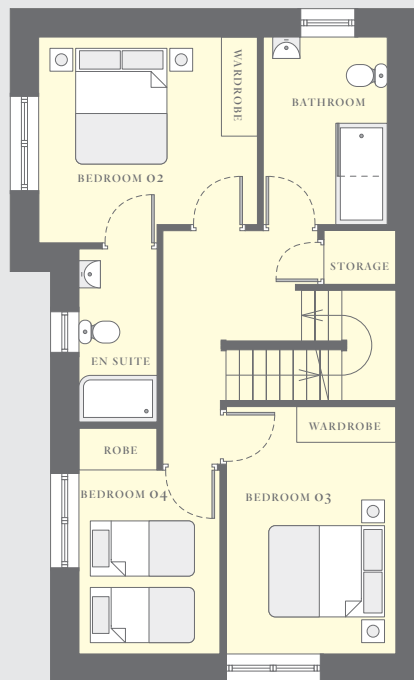
Four bedroom + study house

Size: 167.9 sq.m | 1,807 sq.ft



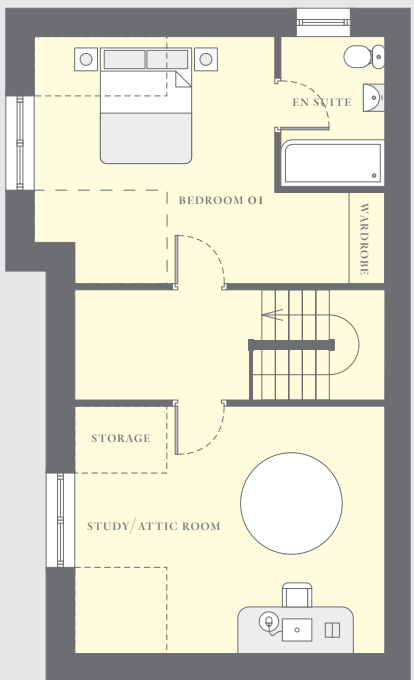
GROUND FLOOR

KITCHEN/DINING	19'0" × 11'4"	5.80 × 3.45m
LIVING ROOM	17'4" × 13'5"	5.28 × 4.10m



FIRST FLOOR

BEDROOM 02	11'11" × 11'2"	3.65 × 3.40m
BEDROOM 03	13'5" × 9'2"	4.10 × 2.80m
BEDROOM 04	11'6" × 7'8"	3.50 × 2.35m



SECOND FLOOR

BEDROOM 01	19'2" × 13'1"	5.85 × 4.00m
STUDY/ATTIC	16'11" × 13'5"	5.18 × 4.10m

The Specification

KITCHENS

Bespoke kitchens created for Dublin Loft by Cawleys Furniture. With a fully fitted kitchen, hob, oven, fridge freezer, microwave, dishwasher and USB ports.

WARDROBES

Contemporary “*Curragh Deluxe*” range fitted with grey shadow design doors and Cambrian Oak interior by Cawley’s furniture.

BATHROOMS

Stylish and functional bathrooms and En-suites reflect clean lines and offer excellent quality throughout. Shower enclosures and heated towel rails are included with high quality tiling to wet areas and floors.

INTERNAL DOORS

Painted solid timber doors, frames, architrave and skirting.

WINDOWS

Innovation and efficiency Kommerling specification C7o Gold System manufactured and installed by Wright Windows.

WIRING

Wiring for TV in living rooms and bedrooms, telephone/data in living rooms with USB fitted sockets to kitchen and bedroom(s). Extensive electrical specification and fittings throughout. All enquiries to Gallagher TV 01 491 0222.

LIGHTING

High quality light pendants throughout.

HEATING

The “*A-rated*” gas condensing boiler central heating system delivers high efficiency precision control. Centralized mechanical extract system with built in humidity control.

WATER

Fully pressurised hot and cold water system.

FINISHES

Paint finish to walls and ceilings.

CARPARK

Two designated in curtilage car spaces per house.

COMMUNAL AREAS

A spacious park with generous planting and green space complimented by a purpose designed playground for younger children.

PAVING

Kilsaran paving has been carefully chosen for driveways, gardens and private paths.

Professional Team

SELLING AGENT

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E: sales@hookemacdonald.ie



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The Dublin Loft Company

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CIVIL ENGINEERS

O'Connor Sutton Cronin

CONSULTANT ENGINEERS

Mc Elligott

SOLICITORS

Sheehan & Company

INTERIOR DESIGNER

Brian S Nolan

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