



NO 51 THE OAKS

Herbert Park Lane, Anglesea Road, Dublin 4 D04P827



THE PROPERTY

Colliers International are delighted to present this very bright fifth floor three-bedroom apartment extending to 110sq.m (1,184sq ft) with an additional 13.1sqm (141sq.ft) of terrace, in this exclusive development. No 51 The Oaks offers contemporary style, convenience and a location that is second to none. The apartment has been well maintained by its present owners and boasts spacious and well balanced accommodation, with a very peaceful southerly aspect and panoramic views overlooking Herbert Park. The development is situated within mature woodland setting while having access to 32 acres of parkland. Ballsbridge and Donnybrook villages are within walking distance as is Dublin Central Business District. The property is ideal for those who wish to trade down to an apartment and wanting to reside in prime Ballsbridge.

Upon entering the property, you are immediately struck by the light filled spacious accommodation and its tranquil ambience. No 51 The Oaks briefly comprises an entrance hall, large living / dining area with access to a superb south facing terrace overlooking Herbert Park, separate kitchen, breakfast-room, family bathroom, master bedroom with en-suite, and two further double bedrooms. The property also benefits from a secure designated underground car parking space.

Herbert Park Lane is within walking distance of extensive recreational facilities of Fitzwilliam and Donnybrook Tennis Clubs, Merrion Cricket Club, The RDS, and Lansdowne Road (Aviva) stadium. The property is well serviced by excellent transport links to include Lansdowne DART station, easy access to the N11 and the M50. The property also benefits from having some of Dublin's most popular schools and universities within easy reach such as Muckross Park, Sandford Park, St. Conleth's, Gonzaga College and Loreto on the Green. St. Stephen's Green and both Trinity College and University College Dublin are within easy reach.

OUTSIDE

The external communal areas are very well managed and maintained to an exceptionally high standard. The generous south facing balcony overlooks the landscaped gardens and Herbert Park, laid out in lawn with mature shrubs trees and flowering plants





ACCOMMODATION

Entrance Hall (2.34m x 6.41m)

Intercom

Living room (6.33m x 4.69m)

Light filled room with door to sun terrace overlooking Herbert Park. Fireplace with fitted gas fire.

Kitchen (4.84m x 2.33m)

Custom-design white kitchen with a range of a fitted units incorporating worktop and tiled splash-back and stainless-steel sink unit., built-in four ring hob and extractor fan. Breakfast dining area.

Hot press

With immersion.

Master Bedroom (4.72m x 5.38m)

Spacious, double bedroom. Range of fitted wardrobes.

Bathroom en-suite (1.88m x 2.44m)

White bathroom suite to include whb, wc, bath with telephone shower. Fully tiled walls and floor.

Bedroom 2 (2.94m x 5.14m)

Double bedroom. Range of fitted wardrobes.

Bedroom 3 (2.84m x 4.12m)

Double bedroom. Range of fitted wardrobes.

VIEWING

Strictly by Appointment.

CONTACT



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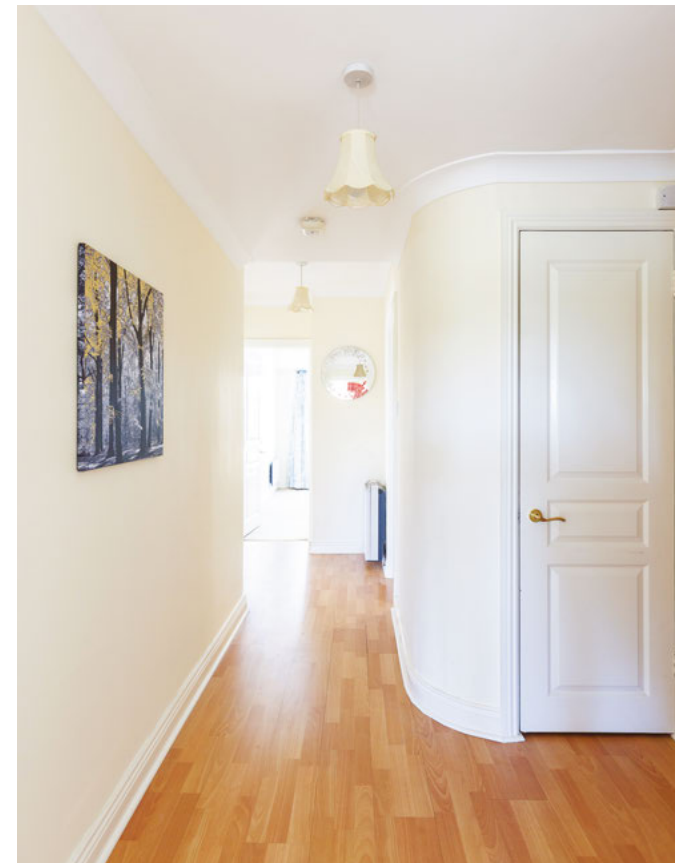
DIRECTIONS

Travelling south bound from city centre take a right-hand turn on to Anglesea Road. Take the first turn right for Herbert Park Hotel, access to the underground car park to the resident's car parking is straight ahead. The underground car park to the Herbert Park Apartments is for residents only.

When viewing the apartment please park along Herbert Park and walk to the foyer of Herbert Park Hotel and arrange to meet the agent in the foyer of the Hotel. The block is adjacent to the entrance to the hotel overlooking Herbert Park, or one can park in the Hotel underground car park and take the lift to the foyer of the Herbert Park Hotel.

FEATURES

- Superb panoramic views of Herbert Park
- Large south west facing sun terrace extending to 141sq.ft
- Designated secure underground car parking space
- Lift access to all floors
- Electric Heating
- Burglar Alarm
- Caretaker on site Monday to Friday
- Access to Herbert Park and its 32 acres with public tennis courts and Lolly & Cooks café
- Car parking space No 94
- Management charge €3,347.56 per annum



PLANS

