

A luxury 2-bedroom apartment located  
in the exclusive Lansdowne Place

Lansdowne Place, Dublin 4, D04 V9X4





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## About this property

This luxury two-bed apartment is located in the new and exclusive Lansdowne Place, on the historic and prestigious Lansdowne Road. The property has been carefully designed to benefit from the dual aspect of the southern and south-westly sun, to maximise natural light. As you enter the apartment through the entrance hallway, you will find the Pantry/Laundry room, with plenty of room for storage, complete with separate Miele washing machine and dryer. Continuing you will enter the generously proportioned open plan kitchen/living room. The custom kitchen is designed by O' Connors of Drumleck complete with a breakfast bar, ample cupboard storage and comes fully equipped with Miele appliances. From here you have the Winter Garden, the perfect spot to enjoy a glass of wine while reading your favourite book in the even sun. This area can also be expanded by the foldaway doors, this offers the perfect added space for entertaining. Space in the apartment is in abundance, this is evident in both bedroom each boasting their own ensuites, both with walk in showers and a bathtub in the master and walk through wardrobes and ample storage space. The bedrooms are complimented with private balcony access, the perfect place to enjoy an early morning coffee.





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## Plans

 1,668 sq ft



Total area approx. 155 sqm/1670 sqft



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## Local Area

Ballsbridge is one of Dublin's most sought-after neighbourhoods with its endless cultural amenities, beautiful parks, and world class entertainment venues all within walking distance of Dublin City Centre. For those who enjoy an active lifestyle the property is near many sports clubs and outlets to include Pembroke Wanderers Hockey Club, Lansdowne Rugby Football club, to name but a few. For journeys further afield, the development is a mere 50 metres from Lansdowne Road DART station and a 25 minutes' drive to Dublin Airport.



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## Property Details

### Key Features

Beautifully designed two-bedroom  
apartment  
Prestigious Dublin 4 development  
Generously proportioned  
accommodation  
24-hour concierge service  
Secure underground parking  
Balcony with access off both  
bedrooms  
Stunning landscaped botanic gardens  
World class residential amenities

### Services & Additional Information

#### BER

BER Rating = A2



#### Local Authority

Dublin City County Council

#### Tenure

Freehold

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## Enquire



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## More Information



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**Viewing strictly by appointment**

Property Ref: DUY240096



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