



KENSINGTON MANOR  
YOUR GARDEN RETREAT IN THE CITY

## Your Garden Retreat in the City.....

Kensington Lodge is an 18th Century residence built for the Malpas Family, who were one of Dublin's largest landowners at the time. The house is well known for its formal walled garden of approximately one acre which features box hedging planted in the Victorian era, herbaceous borders and shrubs, and various species of flowers dating back to the early part of the last century. Mature fruit trees and shrubs add to the old world atmosphere of this wonderful setting.



With these inspirational grounds offering a dramatic backdrop, Kensington Homes have created something truly special - modern living in an old world setting.

Kensington Manor comprises 12 beautifully designed 4 bedroom houses set around a stunning period residence and formal walled garden. This is a sophisticated development blending Georgian Style with a contemporary modern living environment.



## Everything You Need, Right Where You Need It....

Rochestown Avenue offers an excellent south Dublin location. Nestled amongst some of the city's best residential addresses including Dalkey, Killiney, Foxrock, Blackrock and of course Dun Laoghaire itself.

The site is located less than 1.5 miles from Dun Laoghaire Harbour and avails of easy access to the N11 and M50 making Dublin City Centre and Dundrum Town Centre just 20 minutes away.

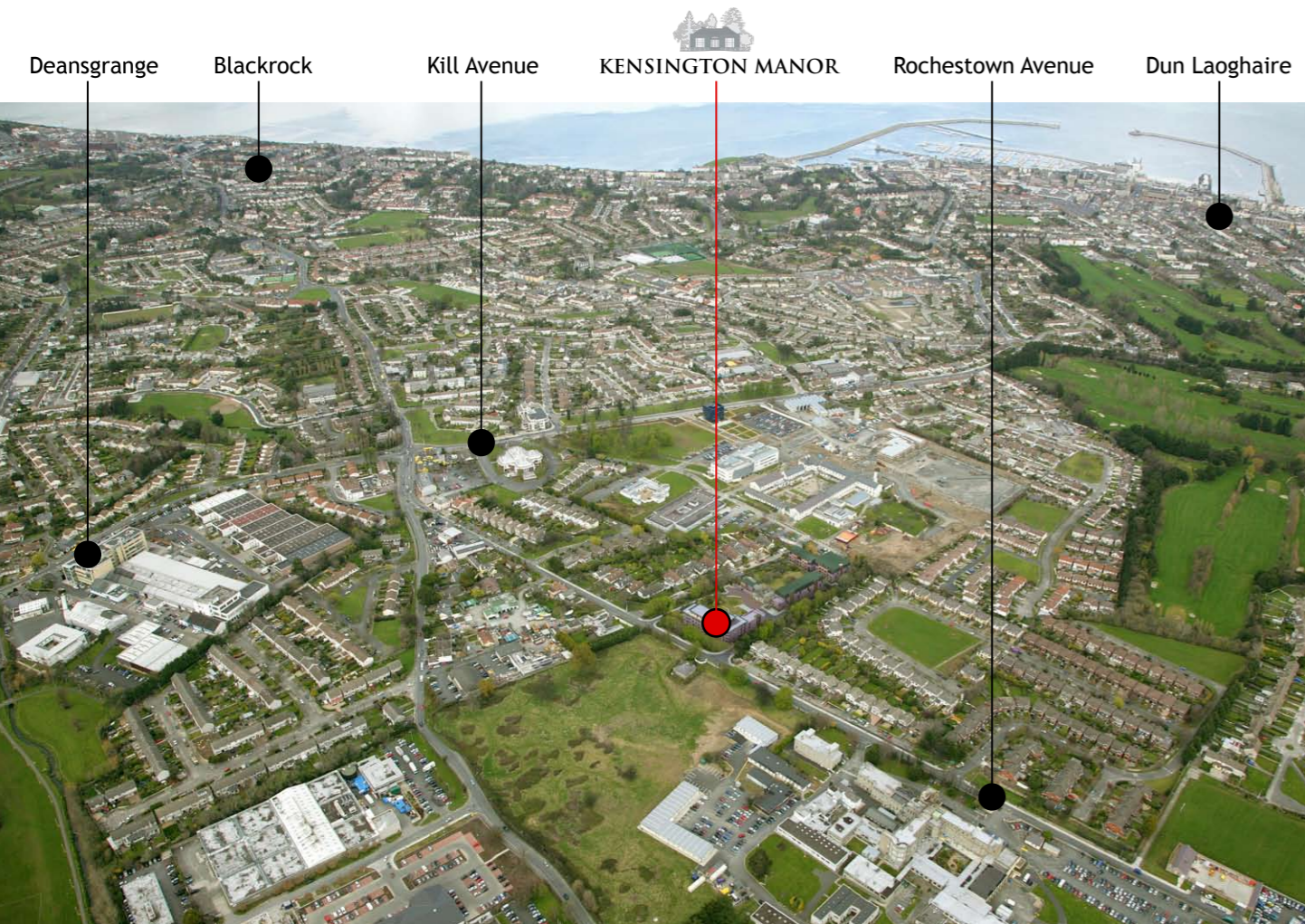
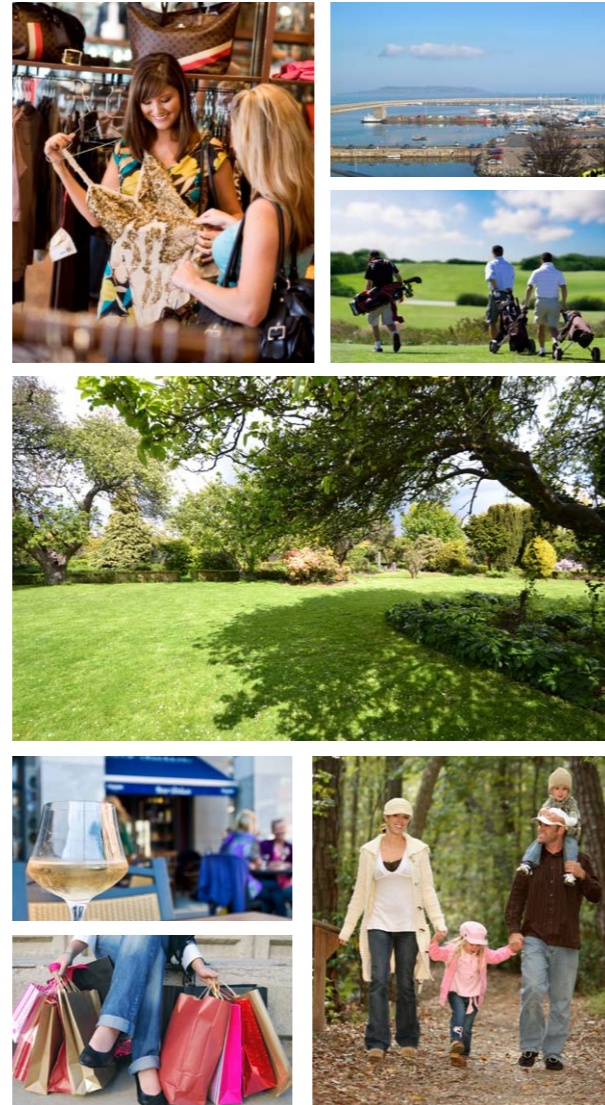
The area is surrounded by some of South Dublin's best schools including St. Joseph's of Cluney, Loreto Foxrock, Blackrock College, Rathdown, Mount Anville and Oatlands College.

Dun Laoghaire and Deansgrange are both ideally located and boast a variety of amenities including boutique shops, restaurants & pubs, as well as a host of commercial services.

There are also several large supermarkets in the area including Tesco, SuperValue and Lidl, with Marks & Spencers and Avoca located close by in Blackrock and Monkstown.

Sports enthusiasts are well catered for with both Foxrock and Killiney Golf Clubs within close proximity, the Loughlinstown Leisure Centre is just 5 minutes away, and the Dun Laoghaire Marina hosts an array of water based activities.

For families the nearby parks in Cabinteely and Killiney Hill offer superb facilities with playgrounds, dog parks and cafes.



## Beautifully Presented Inside and Out....

These 12 houses benefit from a unique setting around an immaculately maintained Victorian Walled Garden. The garden offers residents a private mature, secluded private open space to match the great residential Squares of London and Georgian Dublin.

Externally each house will have a full brick finish, front and rear giving a sense of quality and permanence to these magnificent homes.

Whilst initially attracted to the exterior of our homes, our interiors will provide an elegant living environment but which works beautifully on a practical level. Despite being "A" rated environmentally, each house will have traditional features such as elegant stone fireplaces with wood burning stoves and 9ft ceilings with decorative cornice. Each purchaser will have a choice of elegant kitchens to choose from. Bathrooms and ensuites feature crisp white sanitary ware accented with chrome taps and heated towel rails for every day comfort.





# 1 - 8 KENSINGTON MANOR

Semi - Detached  
 4 Bedroom  
 150 Square Metres / 1,615 Square Feet

## Features

- “A” rated for maximum energy efficiency.
- Photovoltaic Panels to generate electricity.
- Natural Gas Central Heating by high efficiency condenser boilers.
- High quality fireplaces with wood burning stoves.
- Option of modern high gloss kitchen or traditional timber
- Painted kitchen with choice of counter tops.
- Monochrome mixer taps.
- Decorative granite window cills and door surrounds.
- Full brick exterior front and rear.
- Contemporary high quality sanitary ware.
- Contemporary chrome taps and showerhead.

## Wardrobes

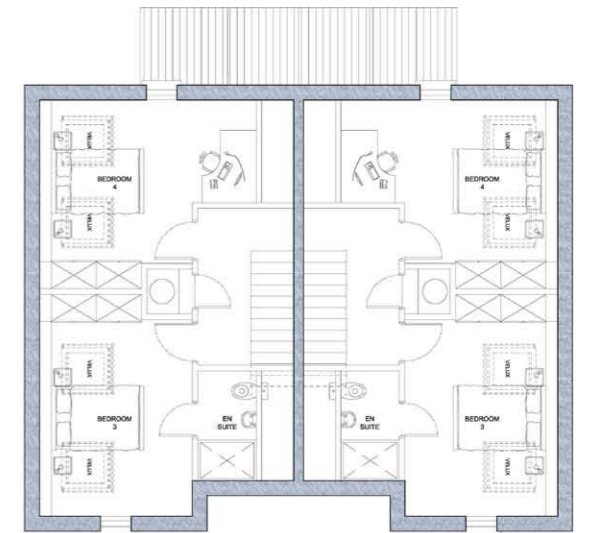
- Features contemporary wardrobes in all bedrooms.
- Painted Timber Internal joinery with decorative handles.
- Pre-wired for alarm system.

## Decoration

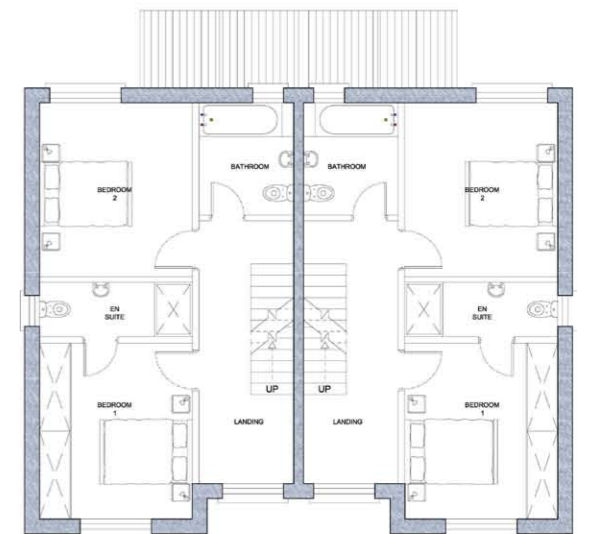
- Houses will be painted with a single colour Farrow and Ball paint throughout as selected by the purchaser.

## Landscaping

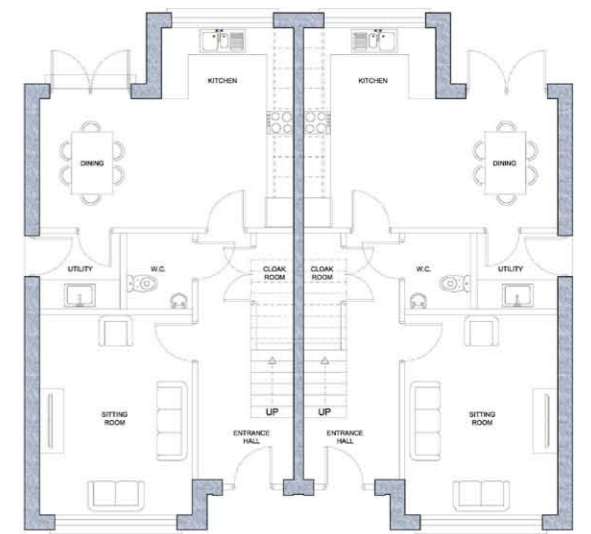
- The existing walled garden will be restored and returned to its former glory.
- Existing mature trees will be retained where possible.
- All new areas will be extensively landscaped.
- Paving and hedging to the front of each house.
- Seeded lawns to rear of each house.



SECOND FLOOR  
 AREA 441m<sup>2</sup>



FIRST FLOOR  
 AREA 511m<sup>2</sup>



GROUND FLOOR  
 AREA 1097m<sup>2</sup>



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# 9 KENSINGTON MANOR

Detached  
4 Bedroom  
150 Square Metres / 1,615 Square Feet

## Features

- "A" rated for maximum energy efficiency.
- Photovoltaic Panels to generate electricity.
- Natural Gas Central Heating by high efficiency condenser boilers.
- High quality fireplaces with wood burning stoves.
- Option of modern high gloss kitchen or traditional timber
- Painted kitchen with choice of counter tops.
- Monochrome mixer taps.
- Decorative granite window cills and door surrounds.
- Full brick exterior front and rear.
- Contemporary high quality sanitary ware.
- Contemporary chrome taps and showerhead.

## Wardrobes

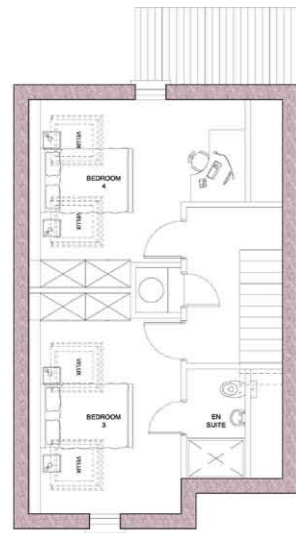
- Features contemporary wardrobes in all bedrooms.
- Painted Timber Internal joinery with decorative handles.
- Pre-wired for alarm system.

## Decoration

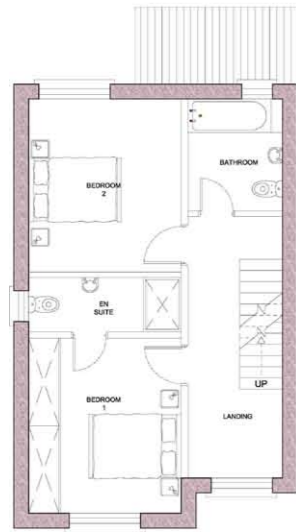
- Houses will be painted with a single colour Farrow and Ball paint throughout as selected by the purchaser.

## Landscaping

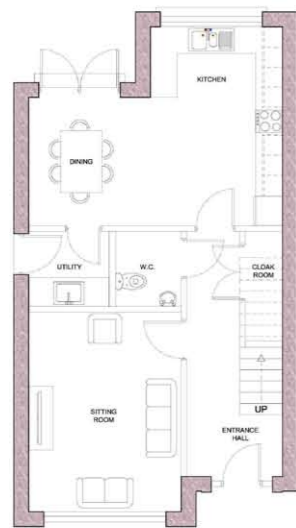
- The existing walled garden will be restored and returned to its former glory.
- Existing mature trees will be retained where possible.
- All new areas will be extensively landscaped.
- Paving and hedging to the front of each house.
- Seeded lawns to rear of each house.



SECOND FLOOR  
AREA 54sq



FIRST FLOOR  
AREA 51sq



GROUND FLOOR  
SCALE 1:50  
AREA 50sq





# 10 - 12 KENSINGTON MANOR

Detached  
4 Bedroom  
163 Square Metres / 1,755 Square Feet

## Features

- “A” rated for maximum energy efficiency.
- Photovoltaic Panels to generate electricity.
- Natural Gas Central Heating by high efficiency condenser boilers.
- High quality fireplaces with wood burning stoves.
- Option of modern high gloss kitchen or traditional timber
- Painted kitchen with choice of counter tops.
- Monochrome mixer taps.
- Decorative granite window cills and door surrounds.
- Full brick exterior front and rear.
- Contemporary high quality sanitary ware.
- Contemporary chrome taps and showerhead.

## Wardrobes

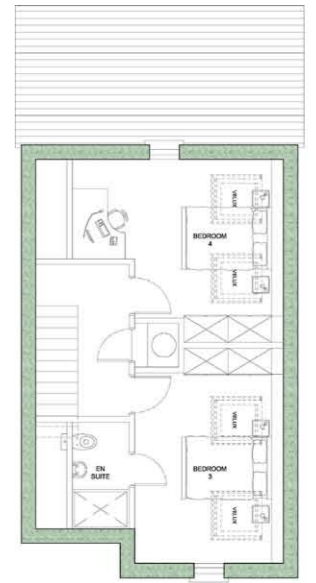
- Features contemporary wardrobes in all bedrooms.
- Painted Timber Internal joinery with decorative handles.
- Pre-wired for alarm system.

## Decoration

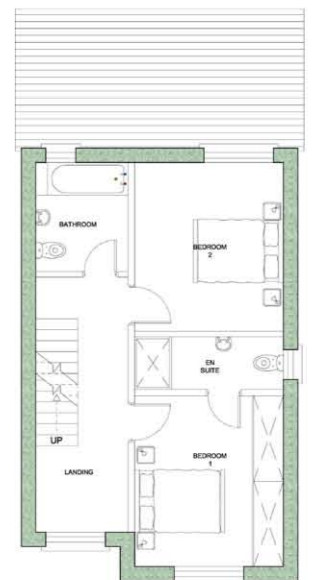
- Houses will be painted with a single colour Farrow and Ball paint throughout as selected by the purchaser.

## Landscaping

- The existing walled garden will be restored and returned to its former glory.
- Existing mature trees will be retained where possible.
- All new areas will be extensively landscaped.
- Paving and hedging to the front of each house.
- Seeded lawns to rear of each house.



SECOND FLOOR  
AREA 461F



FIRST FLOOR  
AREA 911F



GROUND FLOOR  
AREA 681F





# KENSINGTON MANOR

YOUR GARDEN RETREAT IN THE CITY

## The Development Team

DEVELOPER



SELLING AGENT



**HORA**  
PROPERTY CONSULTANTS

ARCHITECT



SOLICITOR

Sheehan & Company  
1 Clare Street, Dublin 2.



For further details contact  
Sole Agents Hora Property Consultants

Hora Property Consultants, 4 Fitzwilliam Street Lower, Dublin 2  
Tel: 01 6650456 Web: [www.horaproperty.ie](http://www.horaproperty.ie) Email: [info@horaproperty.ie](mailto:info@horaproperty.ie)



**HORA**  
PROPERTY CONSULTANTS

01 665 0456

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