

ONE BED APT, SYCAMORE HOUSE

Mespil Estate, Sussex Road, Donnybrook, Dublin 4

FOR SALE



ONE BED SYCAMORE HOUSE

‘The Mespil Estate is a residential development located in the heart of Dublin 4. Set in a private and secluded area just off Sussex Road, A one bed raised ground floor apartment measuring approximately 34 sq. m / 375 sq. ft. This own-door apartment has been fully modernized, featuring high-quality fixtures and fittings. It makes the most of its natural light and overlooks the beautifully maintained communal gardens.’







ACCOMMODATION

The south-facing, living and dining area is bright and welcoming, overlooking the landscaped gardens. The recently installed, open-plan Nolte kitchen boasts premium “Glass-tec Sahara” units, a durable Silestone countertop, LED splashback, and high-end fittings, including a Hansgrohe Axor Citterio tap and Franke Ariane 1.5 Bowl stainless steel sink. Integrated appliances include a combi conventional oven & microwave, a separate combi conventional oven and steam oven, a NEFF induction hob with built-in extractor, fridge freezer, and Wi-Fi-enabled dishwasher, ensuring both convenience and style. The spacious double bedroom offers ample storage and is complemented by a newly renovated bathroom featuring a Hansgrohe Axor Bouroullec bathroom suite, including a shower, sink, and tap, along with a Duravit vanity unit and WC.

No detail has been overlooked in this apartment, making it an ideal choice for a wide range of



GARDENS • LOCATION • FEATURES

Externally, the property includes one parking space and ample visitor parking. The development is surrounded by beautifully maintained communal gardens and offers additional amenities, including an on-site swimming pool and sauna.

The Mature Mespil Estate is ideally located on Sussex Road, within walking distance of both Donnybrook and Ballsbridge Villages. There is a great selection of restaurants, cafes and bars close by including The Canal Bank Cafe, 3fe Cafe and O'Brien's Bar on Sussex Terrace.

Residents can enjoy numerous recreational facilities in the vicinity, such as Herbert Park, which offers 32 acres of grounds. Nearby landmarks include the Aviva Stadium, the RDS Showgrounds, and David Lloyd Riverview, providing ample opportunities for sports and entertainment.

The area is well-served by an excellent selection of schools and higher education institutions, including St. Conleth's College, St. Michael's College, Blackrock College, Muckross Park, Loreto College St. Stephen's Green, University College Dublin (UCD), and Trinity College. This

address benefits from the convenience of direct access to the Aircoach service to Dublin Airport and the Dublin Bus routes. Sycamore House offers residents a chance to partake in some of the city's most vibrant sporting and entertainment events while maintaining a secluded and exclusive residential atmosphere.

LOCATION MAP

Click below to view the location map for Sycamore House



SIZE

34 sq. m / 375 sq. ft. Approx.

BER

BER: C1

BER No: 107869620

Energy Performance Indicator: 167.66 kWh/m²/yr

FEATURES

- New alu-clad double glazed windows throughout
- Top of the range fixtures and fittings
- Recently renovated
- South facing orientation
- Insulated and air exchange ventilation system
- One car space & communal secure bicycle facility



VIDEO

Click link below to view virtual tour



VIEWING

By appointment with Knight Frank.

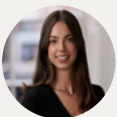
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THINKING OF SELLING?

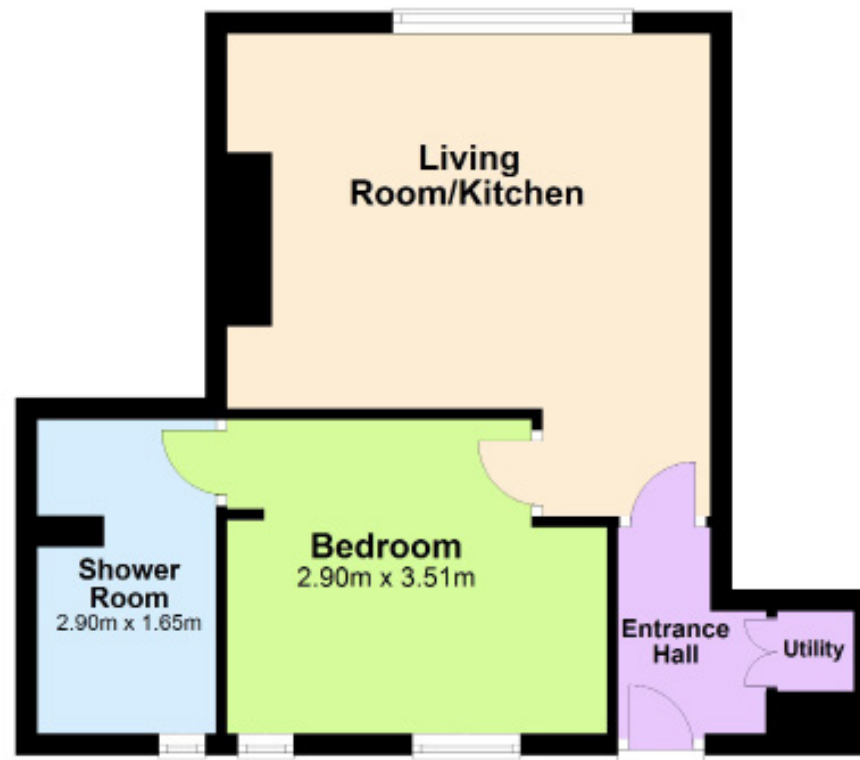
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FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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