

[WWW.STPANCRAS.IE](http://WWW.STPANCRAS.IE)





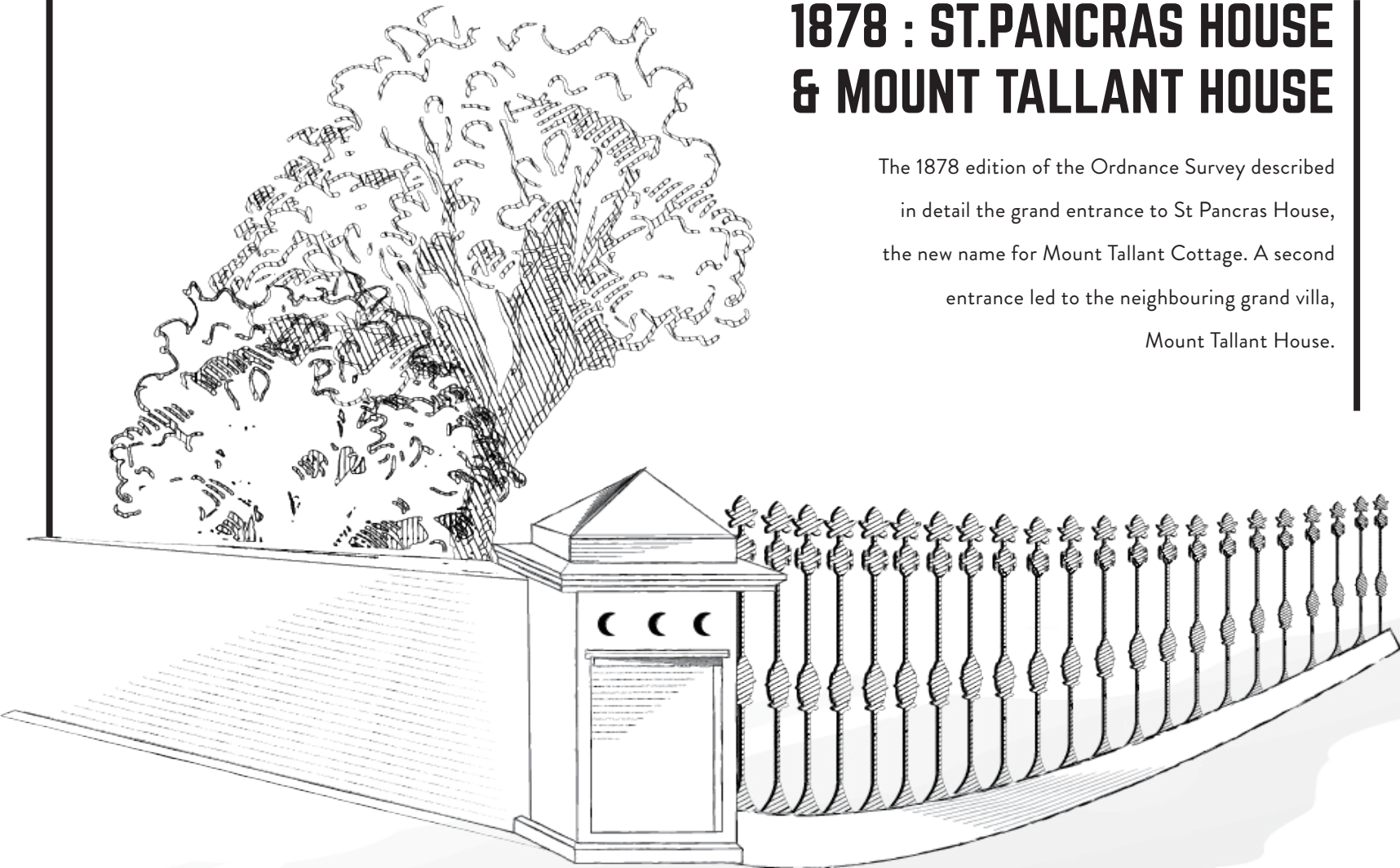
**INTRODUCING** AN EXCLUSIVE DEVELOPMENT  
OF HOMES AND APARTMENTS

## 1850 : MOUNT TALLANT COTTAGE

In early Ordnance Survey records, the elaborate gateway entrance to the current site led to a substantial detached house, named in the 1869 records as Mount Tallant Cottage.

## 1878 : ST.PANCRAS HOUSE & MOUNT TALLANT HOUSE

The 1878 edition of the Ordnance Survey described in detail the grand entrance to St Pancras House, the new name for Mount Tallant Cottage. A second entrance led to the neighbouring grand villa, Mount Tallant House.

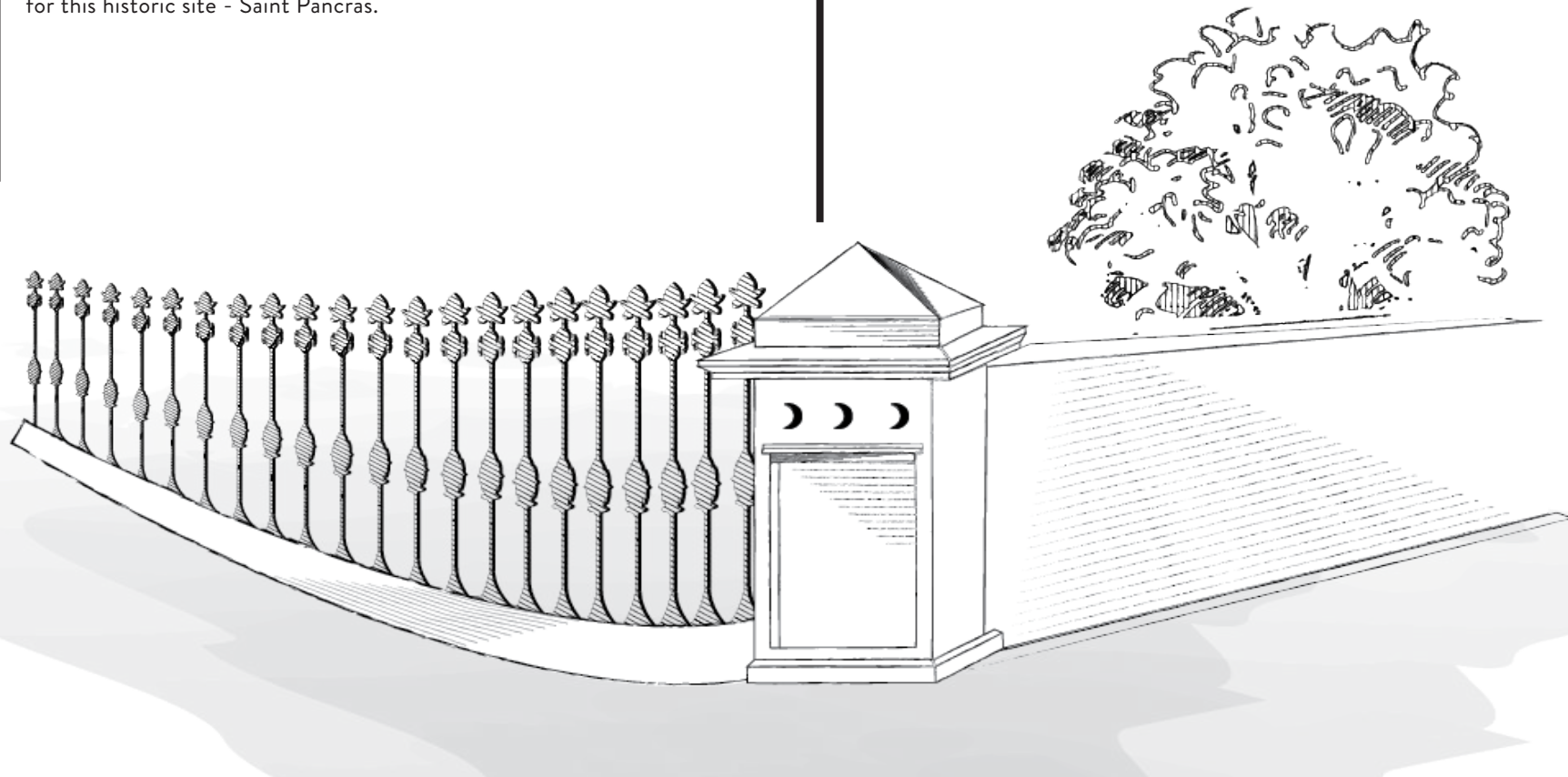


## 1926 : ST.PANCRAS WORKS

In 1926, the site was renamed St Pancras Works, and housed the Clarnico-Murray confectionery factory. The gate and piers were relocated to Mount Tallant Avenue where they now form the entrance to an exciting new era for this historic site - Saint Pancras.

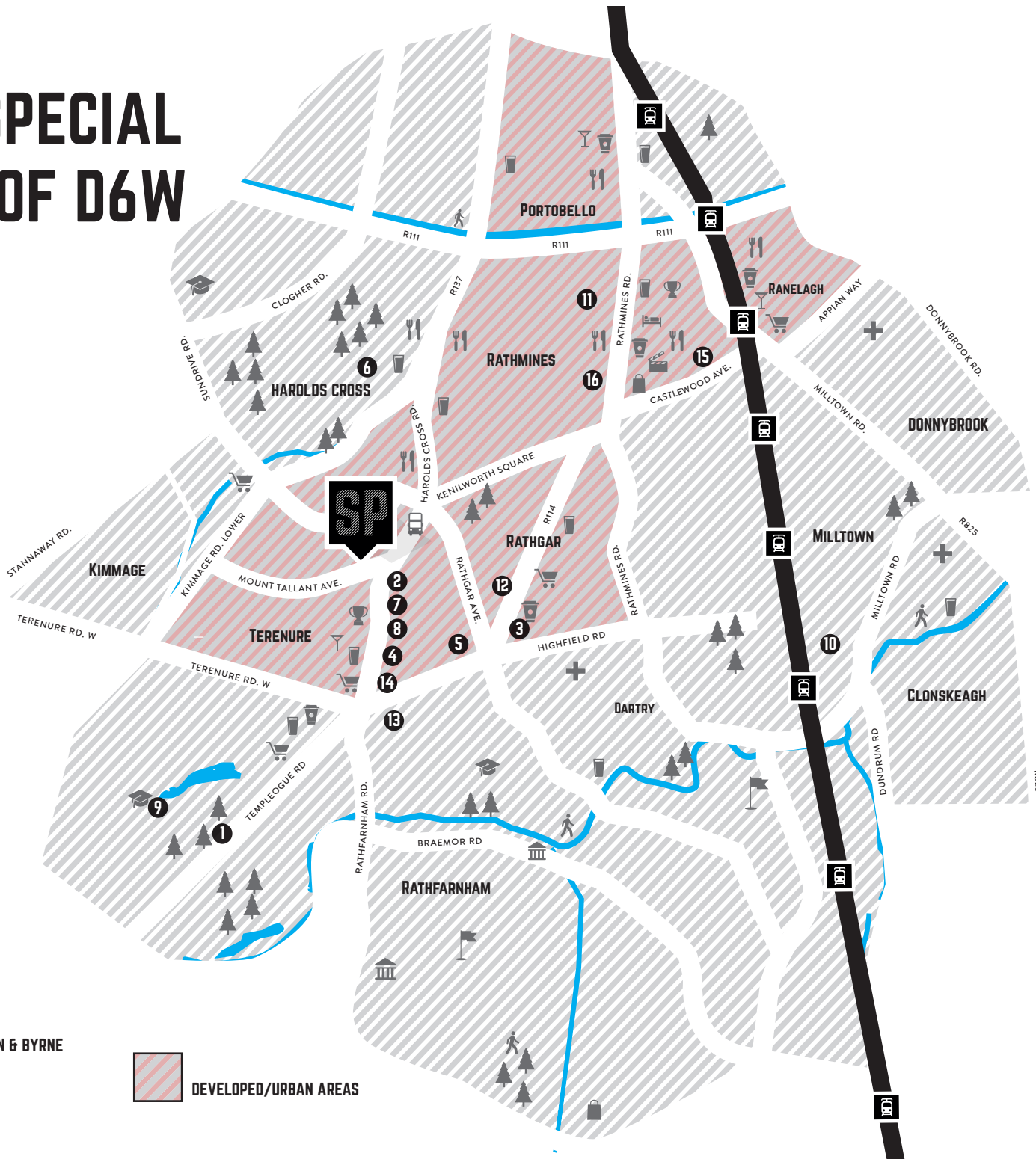
2018 :

**SP** **SAINT**  
**D6W** **PANCRAS**



# SOMEWHERE SPECIAL IN THE HEART OF D6W

- |                     |                                 |
|---------------------|---------------------------------|
| 1 BUSHY PARK        | 9 TERENURE COLLEGE              |
| 2 GREENMAN WINES    | 10 ALEXANDRA COLLEGE            |
| 3 BIJOU             | 11 ST. MARY'S SCHOOL            |
| 4 VILLAGE BOOKSHOP  | 12 THE BUTLERS PANTRY           |
| 5 THE COFFEE INN    | 13 MARIOS                       |
| 6 HAROLD CROSS PARK | 14 VAUGHANS                     |
| 7 MAYFIELDS         | 15 SWAN CENTRE / FALLON & BYRNE |
| 8 THE CORNER BAKERY | 16 STELLA CINEMA                |







**6 MINS**

BUSHY PARK



**13 MINS**

ST. STEPHEN'S GREEN



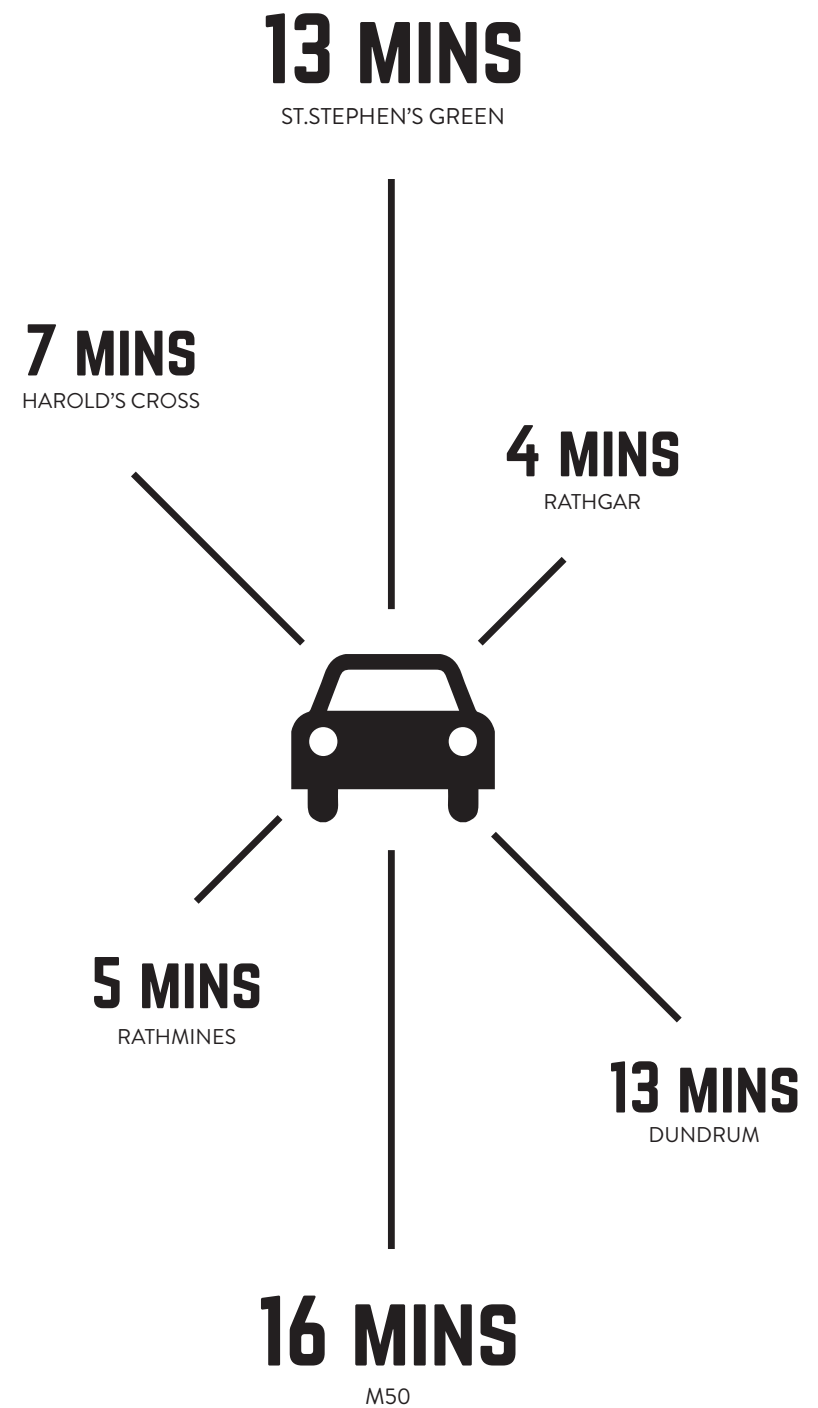


## NOTHING OUT OF REACH

To say that Saint Pancras is convenient is something of an understatement. Dublin City Centre is only a few minutes away and is easily accessed thanks to numerous public transport links, including buses and the Luas system. Getting out of the city is even easier; the M50 motorway is approximately 8km from Saint Pancras, opening up Ireland's network of national roads.







**CONVENIENCE MEETS MODERN SOPHISTICATION  
AT SAINT PANCRAS, A STUNNING NEW  
DEVELOPMENT OF SPACIOUS HOUSES AND  
APARTMENTS IN THE HEART OF DUBLIN 6W.**

**PERFECTLY LOCATED ON A HISTORIC SITE  
ADJACENT TO THE BUSTLING VILLAGES OF  
TERENURE, RATHGAR AND RATHMINES.**

**RESIDENTS OF SAINT PANCRAS CAN ENJOY THE  
BEST OF MODERN URBAN LIVING ALONG WITH  
THE COMMUNITY SPIRIT THAT THESE EXCLUSIVE  
NEIGHBOURHOODS OFFER.**







*Bijou*  
Bistro & Wine

WEEK LUNCH AT BIJOU

4pm Mon - Fri  
Site Menu from 10 Euro  
No reservation required.











**LOVERS OF FINE FOOD AND A VIBRANT  
SOCIAL LIFE WILL FIND PLENTY OF  
HOTSPOTS IN THE IMMEDIATE AREA.**

Relax with a cocktail and a great film in the refurbished Stella Cinema or catch up with friends over a glass of wine and some delicious tapas at Green Man Wines – it's all just a stroll away.







**NEIGHBOURING RATHMINES  
AND RATHGAR ARE EXCLUSIVE  
AREAS PACKED WITH ARTISAN  
SHOPS, BUSTLING CAFES AND  
EXCELLENT RESTAURANTS.**











Presentation  
Community College  
Terenure

**PRESENTATION  
COMMUNITY COLLEGE**



**THE HIGH SCHOOL**



ALEXANDRA COLLEGE  
DUBLIN

**ALEXANDRA COLLEGE**



**GONZAGA COLLEGE**



**ST. MARY'S COLLEGE**



**TERENURE COLLEGE**



# WHEN IT COMES TO AMENITIES, YOU REALLY CANNOT FIND A BETTER LOCATION.

Families are well provided for, with the pick of southside schools on their doorstep, including Alexandra College, St Mary's College and Terenure College. A number of parks, such as Bushy Park, which are perfect locations for weekend strolls and picnics, while Rathgar Tennis Club caters for every age and ability.





**EACH SAINT PANCRAS HOME FEATURES THE  
VERY BEST IN FIXTURES AND FITTINGS AND IS  
FINISHED TO THE HIGHEST STANDARD. OUR DESIGN  
TEAM HAVE CAREFULLY SELECTED THE DESIGNER  
KITCHENS AND BATHROOMS AND HAVE SPECIFIED  
FEATURES SUCH AS ADDITIONAL STORAGE SPACE  
AND INNOVATIVE HEATING SYSTEMS TO ENSURE  
THESE HOMES ARE COMFORTABLE AND PERFECT  
FOR MODERN LIFE.**



## KITCHENS

*by Gallagher Kitchens*

- High-quality solid painted shaker kitchen doors
- Beautiful quartz countertops with upstands & backsplash
- Washed oak carcasses and soft-close hinges and drawers
- Miele oven, microwave and hob
- Integrated Whirlpool fridge freezer and dishwasher
- Efficient built-in telescopic extractor fan
- Kitchen appliances are included subject to signing contracts within 21 days

## BATHROOMS & EN-SUITES

- Sanitary ware by Villeroy & Boch
- Concealed cisterns and vanity units to main bathroom and second floor en-suite
- Chrome-plated taps and thermostatically controlled power showers with luxury rainfall showerheads
- Tiles by Porcelanosa

## ENERGY EFFICIENCY

- A3 BER energy rating
- Extensive roof, wall and floor insulation and exceptional air tightness throughout
- Energy-efficient PVC windows and external doors
- A-rated condensing boiler unit and zoned heating control

## SECURITY & SAFETY

- Smoke detectors fitted throughout
- Carbon monoxide detection system fitted as standard
- Hardwired for security alarm
- Secure multipoint locking system on windows & doors

## ELECTRICAL, MEDIA & COMMUNICATIONS

- Wired for high-speed broadband
- Telephone lines to living, kitchen and master bedroom
- Data points and digital TV connection to living room and master bedroom
- USB charging points
- Main infrastructure installed to accommodate EIR & Virgin Media
- Generous lighting and power points throughout

## HEATING & WATER SERVICES

- Highly efficient gas-fired central heating system with thermostatic zoned heating control, including hot water control
- Fully pressurised hot & cold water system

## INTERNAL FINISHES

- 2.7m high ceilings on ground floor give each home a light and airy feel
- Attractive staircases featuring painted softwood balustrades, varnished polished oak handrails and newel posts



- All walls, ceilings and joinery painted and finished to a high standard
- Solid core Regency doors throughout
- Wardrobes by Gallagher Kitchens, including bespoke walk-in wardrobe in master bedroom
- Extensive attic storage with pull-down ladder access

## EXTERNAL FINISHES

- Attractive brick and render facades
- Reconstituted stone surrounds to windows and doors
- Maintenance-free UPVC fascia soffits and downpipes colour-matched with windows
- Paved front driveways
- Rear patio paved with cobble-lock brick pavers
- All gardens soiled and seeded
- Beautiful open communal green space with extensive landscaping

## GENERAL

- Each home is covered by Homebond Structural Guarantee







**SAINT PANCRAS HOMES ARE  
DESIGNED TO MAKE THE MOST OF MODERN  
LIFE. LARGE WINDOWS FLOOD THESE STUNNING  
HOMES WITH NATURAL LIGHT, WHILE SPACIOUS  
LIVING AND KITCHEN/DINING AREAS ARE  
PERFECT FOR LIVING AND FOR ENTERTAINING.  
MODERN ENERGY-EFFICIENT FEATURES  
AND TOP-OF-THE-RANGE FIXTURES AND  
FITTINGS ENSURE THAT THESE HOMES ARE AS  
COMFORTABLE AS THEY ARE STYLISH.**





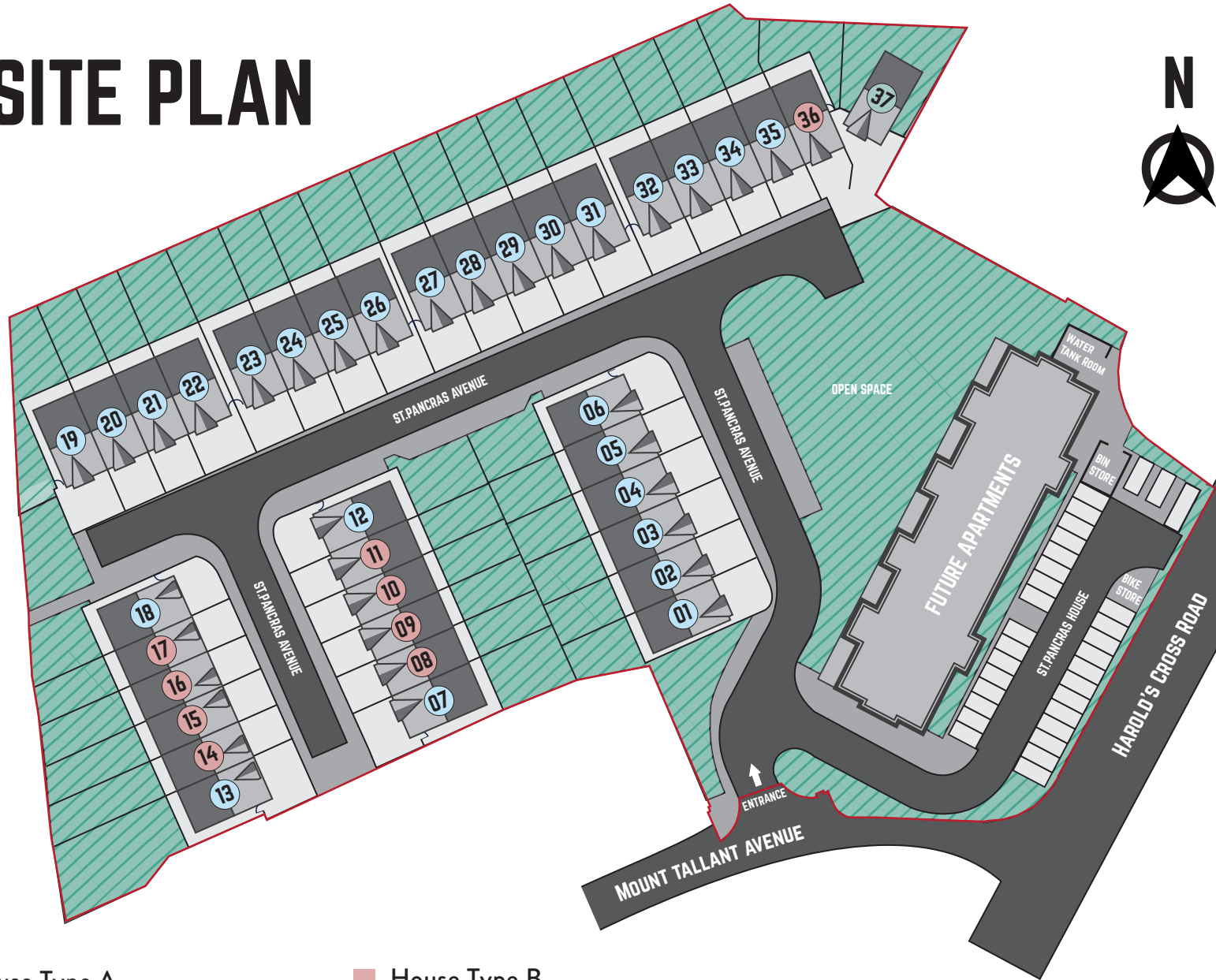








# SITE PLAN



## House Type A

4 Bedroom Terrace / End of Terrace  
186 sq.m (2,002 sq.ft)

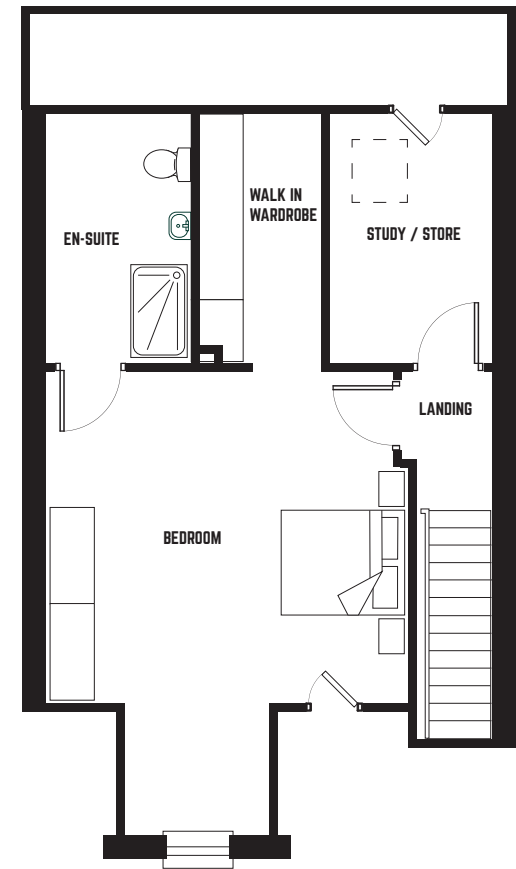
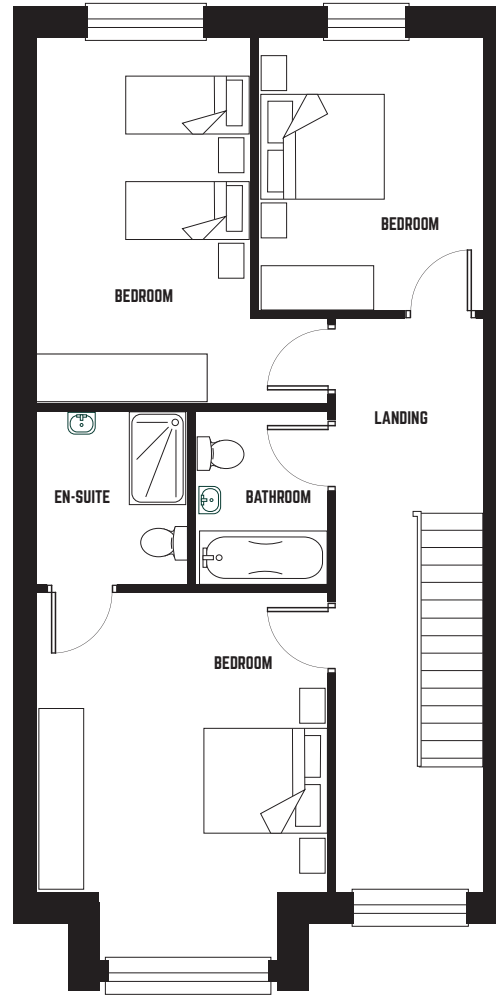
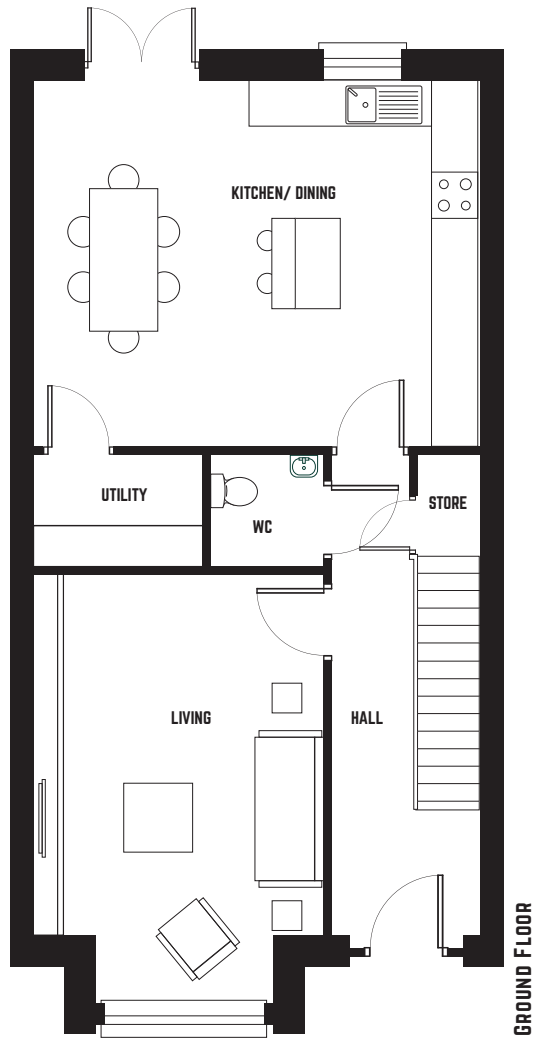
## House Type B

3 Bedroom Terrace / End of Terrace  
159 sq.m (1,711 sq.ft)



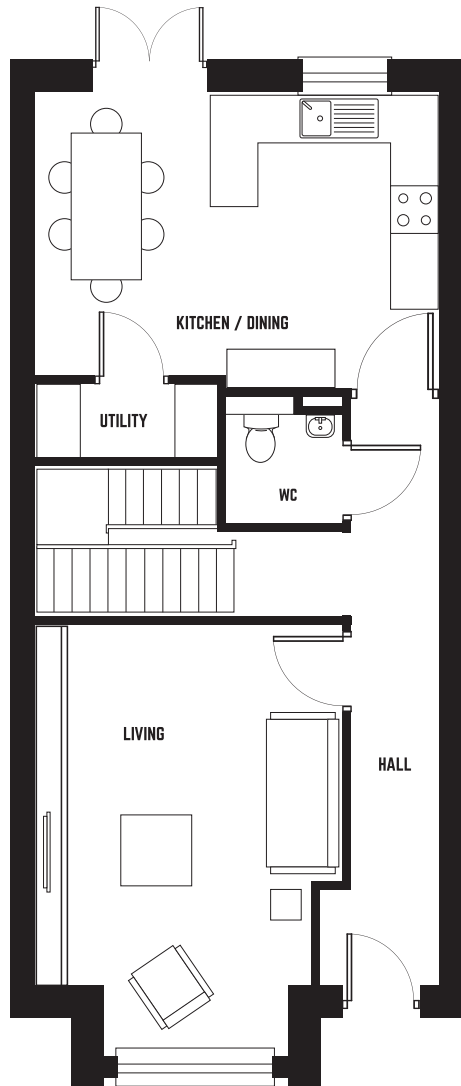
# HOUSE TYPE A

4 Bedroom Terrace / End of Terrace  
186 m<sup>2</sup> (2,002 sqft)

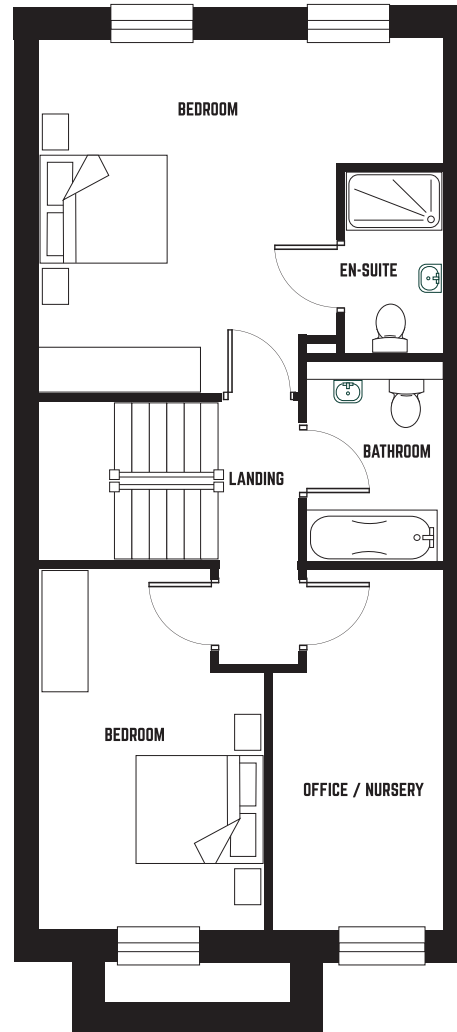


# HOUSE TYPE B

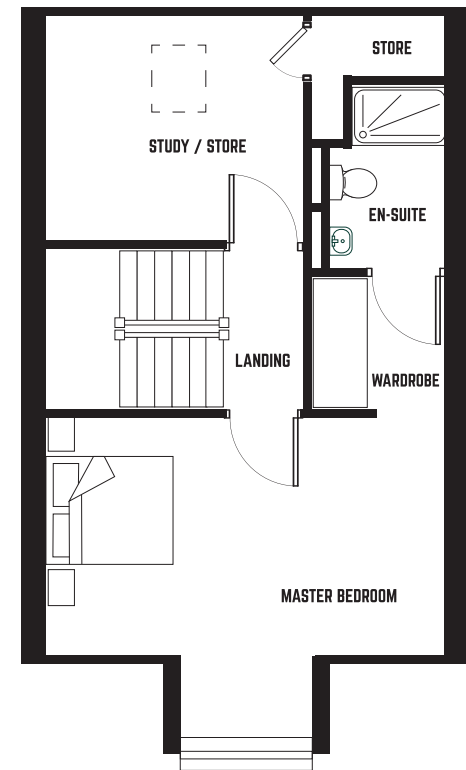
3 Bedroom Terrace / End of Terrace  
159 m<sup>2</sup> (1,711 sqft)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





# SAINT PANCRAS HOMES BROUGHT TO YOU BY

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## AGENT



### **Knight Frank**

No. 20-21  
Upper Pembroke Street  
Dublin 2

**W** [www.knightfrank.ie](http://www.knightfrank.ie)



## ARCHITECT

### **Reddy Architecture**

Dartry Mills  
Dartry Road  
Dublin 6  
D06 Y0E3

**W** [www.reddyarchitecture.ie](http://www.reddyarchitecture.ie)

## SOLICITOR

### **Amoss Solicitors**

Warrington House  
Mount Street Crescent  
Dublin 2

**W** [www.amoss.ie](http://www.amoss.ie)

## ENGINEER

### **Waterman Moylan**

Block S  
East Point Business Park  
Dublin  
D03 H3F4

**W** [www.watermangroup.com](http://www.watermangroup.com)

## CONTRACTOR

### **Monami Construction Ltd**

Unit C4  
Riverview Business Park  
Nangor Road  
Dublin 12

**W** [www.monami.ie](http://www.monami.ie)







**ARCHTREE**  
DEVELOPMENTS

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