



Apt. 48, Hanover Riverside,  
Sir John Rogersons Quay, Dublin 2.

 **HUNTERS**  
ESTATE AGENT

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**BER** **C3**





# For Sale by Private Treaty

Hunters Estate Agent are delighted to present this spectacular three double bedroom property in the heart of the Docklands. 48 Hanover Riverside is a truly superb property located in this landmark development with stunning views of the River Liffey from its 8th floor location. Throughout, the property has been designed to maximise its position with picture windows framing the views and creating bright airy spaces. This development also boasts underground parking and secure code access.

The accommodation briefly comprises of a entrance hallway, large living/dining room/kitchen, utility area, three double bedrooms with the master ensuite and guest bathroom. There is also a large dual aspect balcony accessed through French doors from the living area and master bedroom with stunning views of Dublin.

Located in the heart of the Dublin Docklands adjacent to the Grand Canal Dock with its Liebeskind designed theatre, fashionable Marker Hotel and a host of restaurants and amenities and overlooking the iconic Samuel Beckett Bridge this property could not be in a more desirable or trendy location. The area is home to Ireland's top law and accountancy firms, the European headquarters of Google, Air B&B and Facebook and boasts some of the strongest rental demand in the state. Transport facilities are excellent with the Dart on your doorstep, excellent bus links nearby and both train stations and Luas stops within a 10 minute walk.

## SPECIAL FEATURES

- » Spectacular 3 bedroom penthouse apartment.
- » Presented in excellent order throughout.
- » Two designated parking spaces included: no.'s 301 & 314
- » Burglar Alarm.
- » Audio video intercom.
- » Approx. 125 sq.m / 1,343 sq.ft.
- » Gas fired central heating and under floor heating system.
- » Large dual aspect wrap around balcony.
- » Quality doors and flooring.
- » Recessed lighting.
- » Rational windows.
- » Offering stunning views of the River Liffey and across the city to the Dublin Mountains.
- » Within walking distance of a host of restaurants and amenities including the Marker Hotel.
- » Excellent public transport links including Grand Canal Dock DART Station.

## ACCOMMODATION

### ENTRANCE HALLWAY

8.4m (27'7") x 1.17m (3'10") and 3.6m (11'10") x 1.8m (5'11")  
Large entrance hallway with marble tiled floor and recessed lighting. Hotpress with insulated cylinder. Door to balcony with views over the River Liffey to the Convention Centre and North Dublin.

### LOUNGE/DINING ROOM/KITCHEN AREA

8.08m (26'6") x 5.52m (18'1")  
(Max Measurement)

### LOUNGE / DINING AREA

Flooded with natural light via with floor to ceiling windows and doors with feature lofted ceiling. Solid oak flooring and recessed lighting. Door to balcony.

### KITCHEN AREA

Offering a range of fitted units incorporating illuminated granite worktop areas and a stainless steel Blanco sink unit. Quality Gaggenau appliances including a built-in oven, hob, microwave, extractor fan, fridge freezer and dishwasher. Tiled floor and recessed lighting.

### UTILITY AREA

Built-in worktop area, Indesit washing machine/dryer and tiled floor.

### MASTER BEDROOM

6.68m (21'11") x 3.62m (11'11")  
Dual aspect overlooking the River Liffey with floor to ceiling built-in wardrobes. Door to balcony.

### ENSUITE

White suite incorporating a fully tiled shower unit, whb with marble surround and wall hung w.c., marble tiled walls and floor.

### BEDROOM 2

5.9m (19'4") x 2.7m (8'10")  
Floor to ceiling fitted wardrobes and door to south facing balcony.

### BEDROOM 3

4.55m (14'11") x 2.44m (8'1")  
Floor to ceiling fitted wardrobes and door to south facing balcony.

### BATHROOM

2.28m (7'6") x 1.7m (5'7")  
White suite incorporating a Jacuzzi bath and shower attachment, wall suspended w.h.b., w.c. and heated towel rail. Marble tiled walls and floor with recessed lighting.









## OUTSIDE

The penthouse enjoys an exclusive terrace conducive to al fresco dining whilst enjoying a south facing aspect and views across Dublin as far as the mountains.

## MANAGEMENT COMPANY

O'Dwyer Property Management  
Silverstone House, Ballymoss Road, Sandyford, Dublin 18.  
Tel: 01 660 3822  
Email: [enquiries@odpm.ie](mailto:enquiries@odpm.ie)

## SERVICE CHARGES

€3,097.01

## BER DETAILS

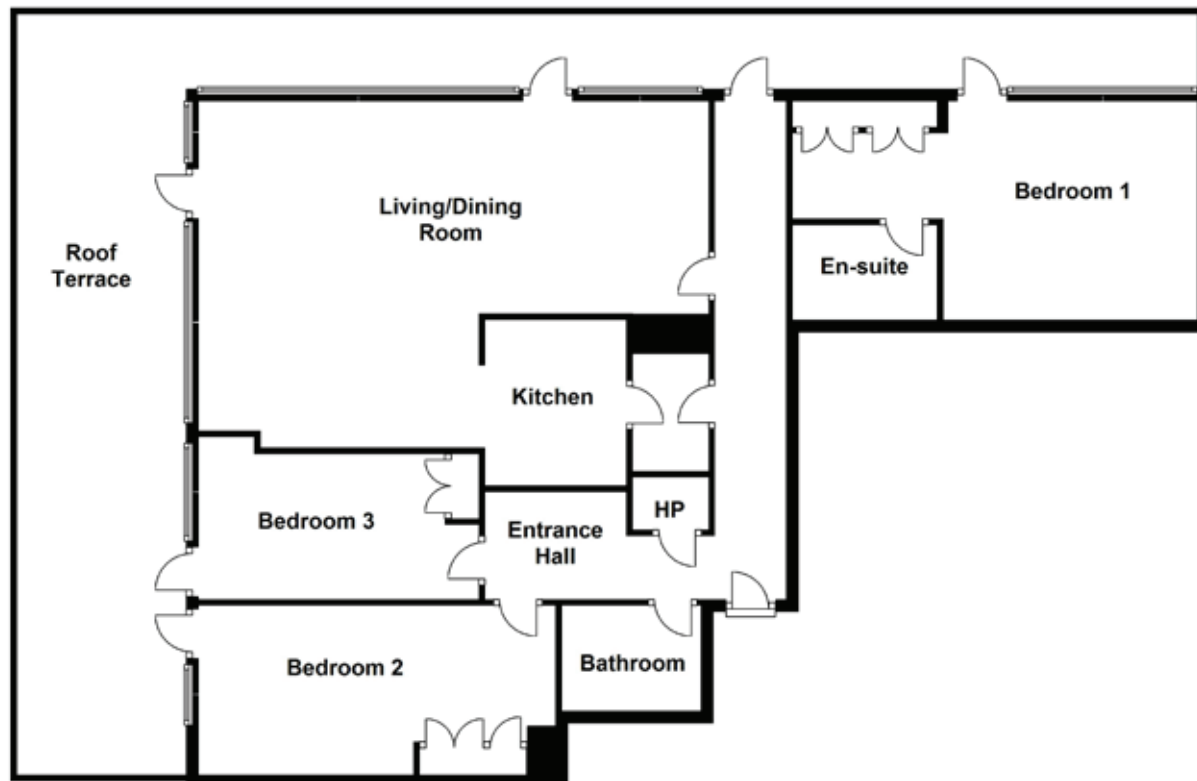
BER Rating: C3  
BER Number: 101476596  
Energy Performance Indicator: 201.36 kWh/m<sup>2</sup>/yr

## DIRECTIONS

Travelling from the City Centre along City Quay, continue along Sir John Rogerson's Quay. Hanover Riverside is located on the corner just passed Forbes Street.

## VIEWING

Strictly by prior appointment only with sole selling agent.  
Hunters Estate Agent, City Centre on 01 668 0008 or email: [citycentre@huntersestateagent.ie](mailto:citycentre@huntersestateagent.ie)



## FLOOR PLANS

Not to scale. For identification purposes only.



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4 Castle Street, Dalkey, Co. Dublin  
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