

16 Kirkpatrick House,
IFSC, Dublin 1

BESPOKE
ESTATE AGENTS

Asking Price: €415,000

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FOR SALE BY PRIVATE TREATY



DESCRIPTION

Bespoke Estate Agents are delighted to bring this stunning 2 bed, 2 bath second floor apartment Kirkpatrick House to the market. This bright and spacious apartment benefits from dual-aspect floor to ceiling windows which overlook landscaped courtyards on either side. The property is finished to a very high standard and features high quality wooden floors, recessed lighting and top of the range Neff kitchen appliances. Spencer Dock is superbly located within quick and easy walk to a host of attractive amenities such as the 3 Arena, Google, Facebook and LinkedIn, while the City Centre is a short stroll away. There is an onsite concierge and 24-hour security service providing luxurious and secure living. The property also features a secure underground

parking space. The area is served by an extensive transport network which includes the Spencer Dock LUAS line, the Docklands Station for DART and inter-city trains and Dublin Bus services are nearby. The property has an excellent layout with sleeping quarters at one end of the apartment and living quarters to the far end. An excellent energy rating means running costs will be minimal. The property briefly comprises: large entrance hall with storage room, light filled living room with terrace off overlooking the landscaped courtyard, modern kitchen, 2 double bedrooms with built in wardrobes (Master ensuite), main bathroom.

BER B2

CONTACT

Jack Doyle Kelly
e: jack@bespoke.ie
T: 01 661 9670
M: 087 690 3111

IN BRIEF

- 24 hour security
- 7 day day concierge
- Newly fitted high quality wooden floors

FEATURES

- Large living area
- South facing balcony
- Built by renowned Barina Construction

VIEWING

Strictly by appointment with the sole agents.



60 Merrion Sq, Dublin 2
+353 1 6619670
info@bespoke.ie



PRSA number 001671

Disclaimer

These particulars are provided as a guide to what is being offered and are subject to contract and availability. Whilst showing the general specification and design of the properties we reserve the right and liberty at our discretion to amend or vary. All measurements are approximate and taken at the maximum points and should not be relied upon. We advise that any prospective purchasers employ their own independent experts to verify the statements herein. Maps and floor plans are for reference only and not necessarily to scale. All information and images provided are the property of Bespoke and may not be used or replicated in part or full without prior permission from Bespoke.

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BER No. 104891437
Energy performance indicator: 114.91 (kWh/m²/yr)

