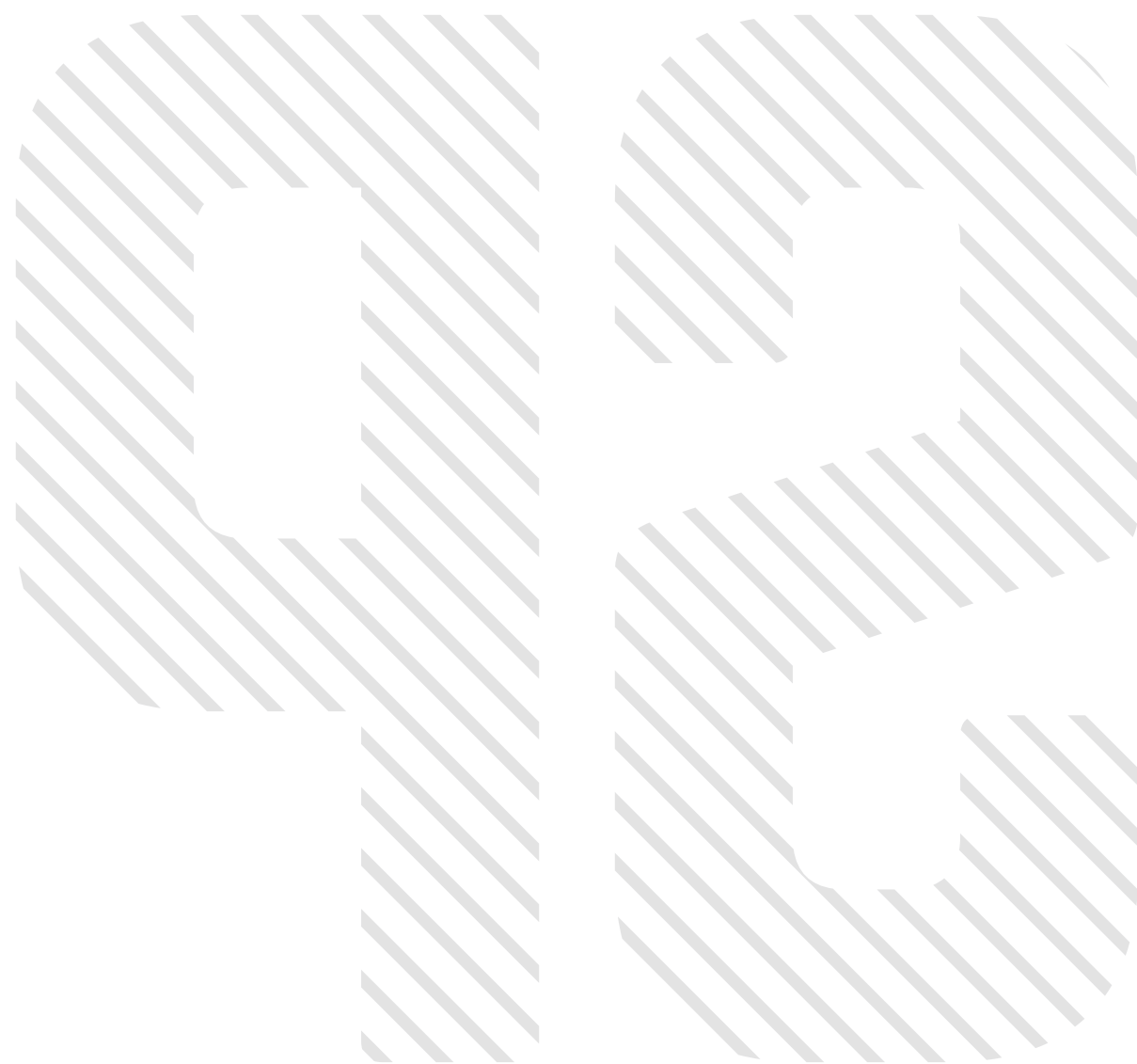


WWW.STPANCRAS.IE



**SAINT
PANCRAS**
APARTMENTS



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.

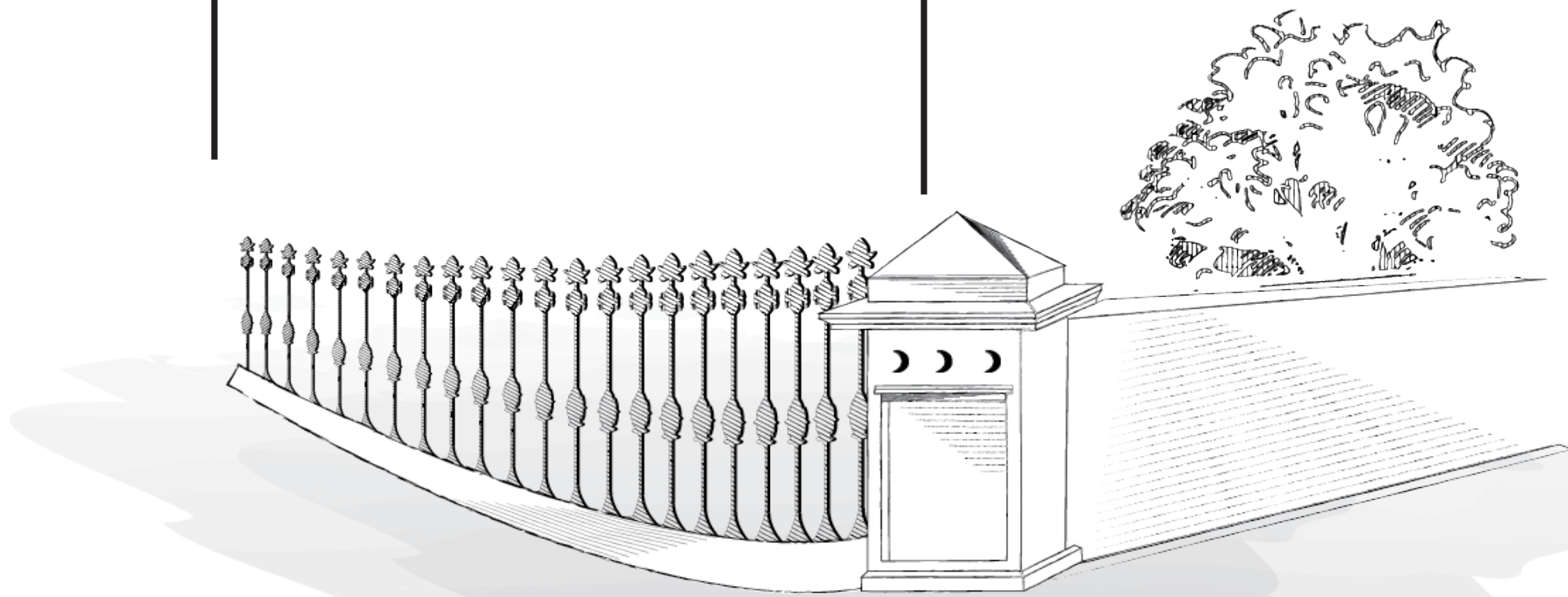
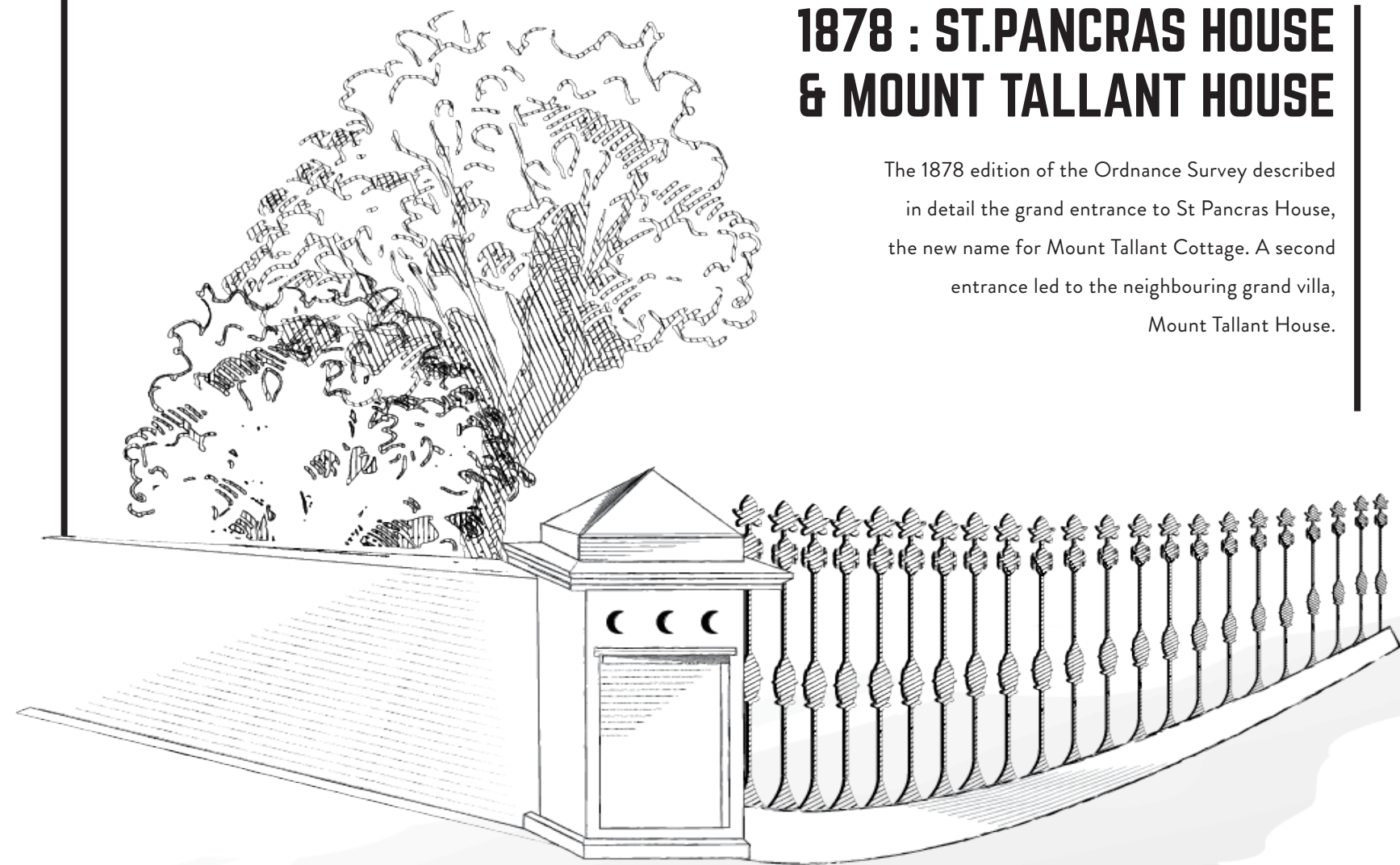
1926 : ST.PANCRAS WORKS

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 :

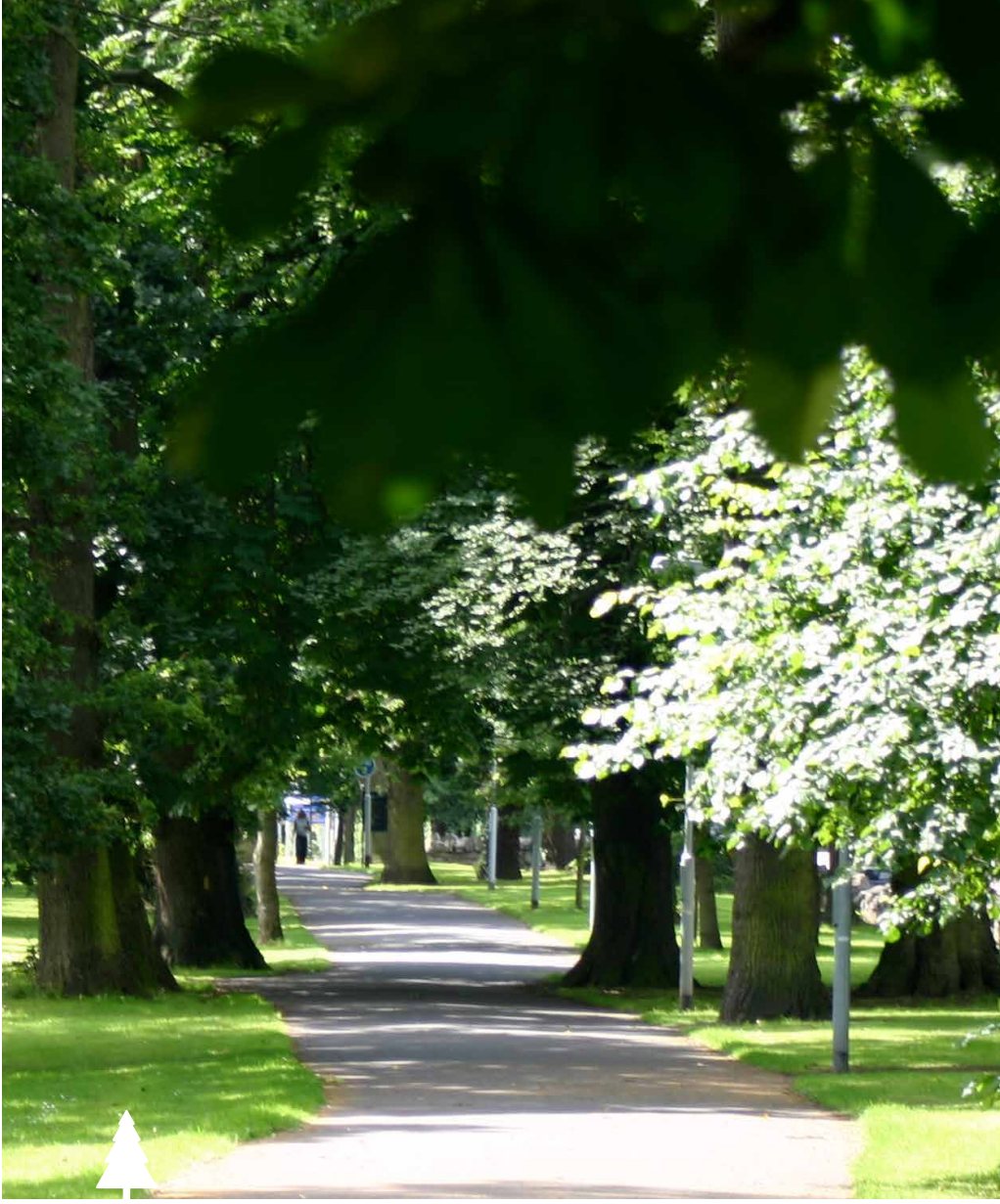
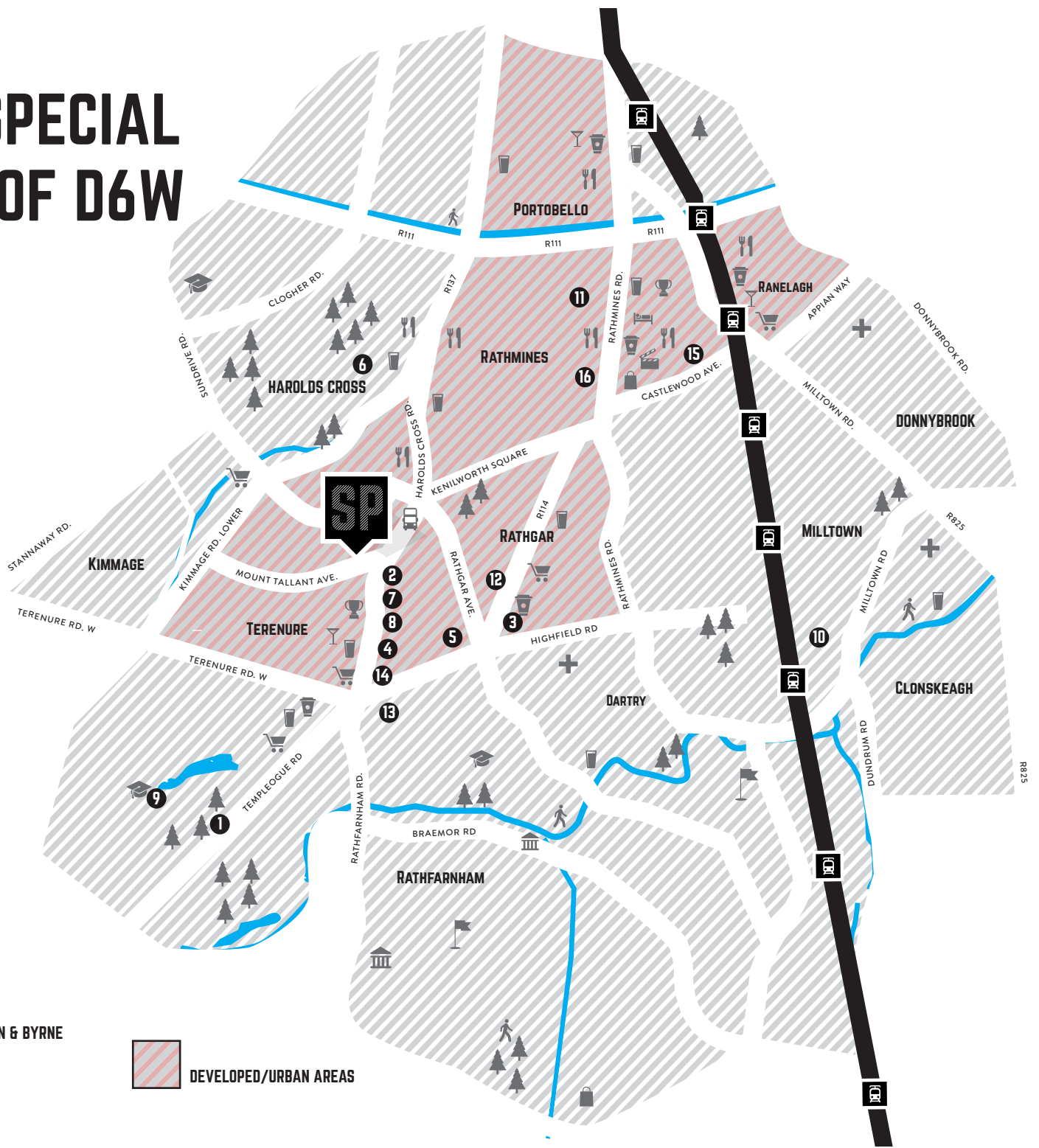
SP SAINT PANCRAS D6W

2018 marked the launch of St.Pancras, a development of houses and apartments that offer the best of modern urban living along with a fantastic community spirit.



SOMEWHERE SPECIAL IN THE HEART OF D6W

- | | |
|---------------------|---------------------------------|
| 1 BUSHY PARK | 9 TENERURE 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

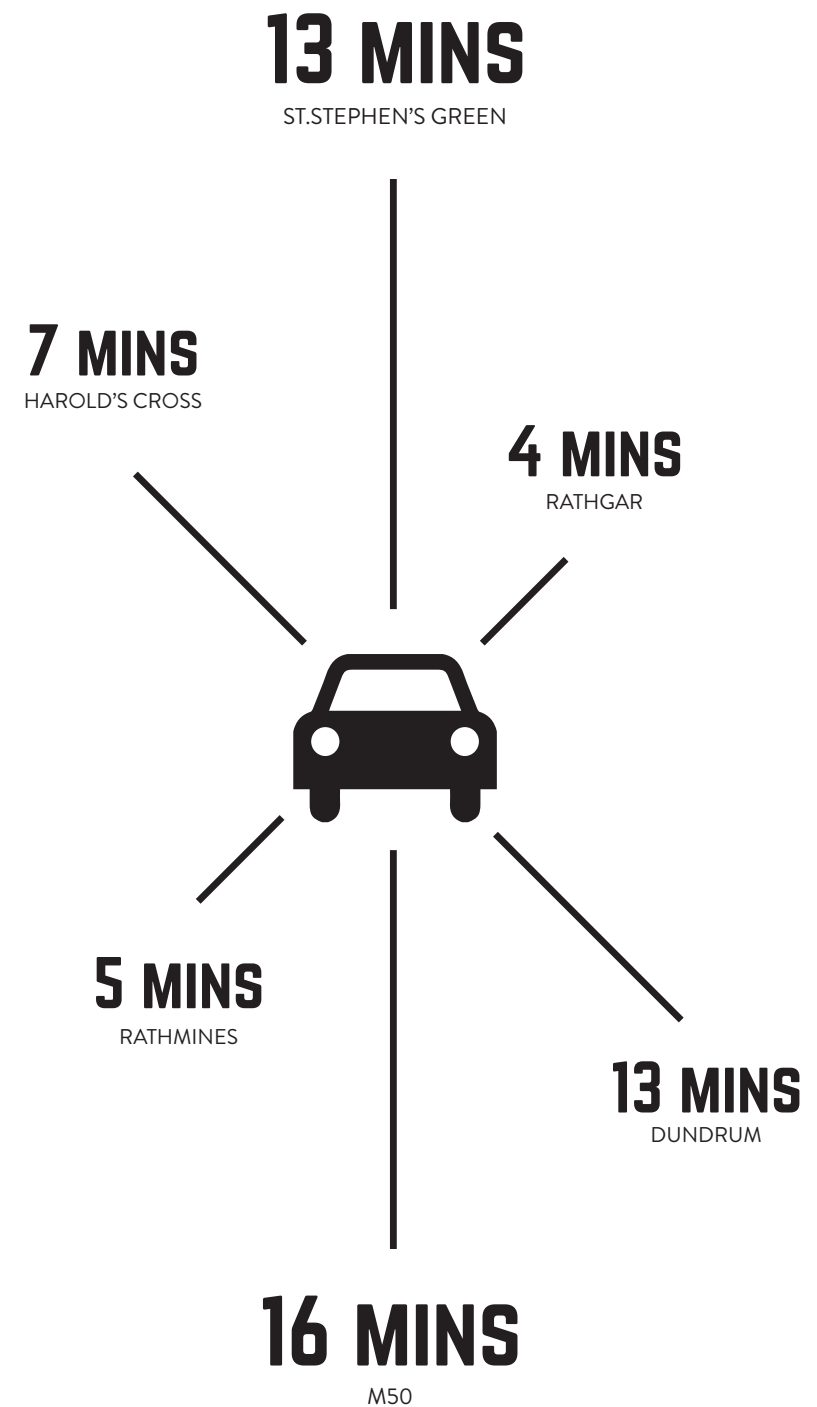
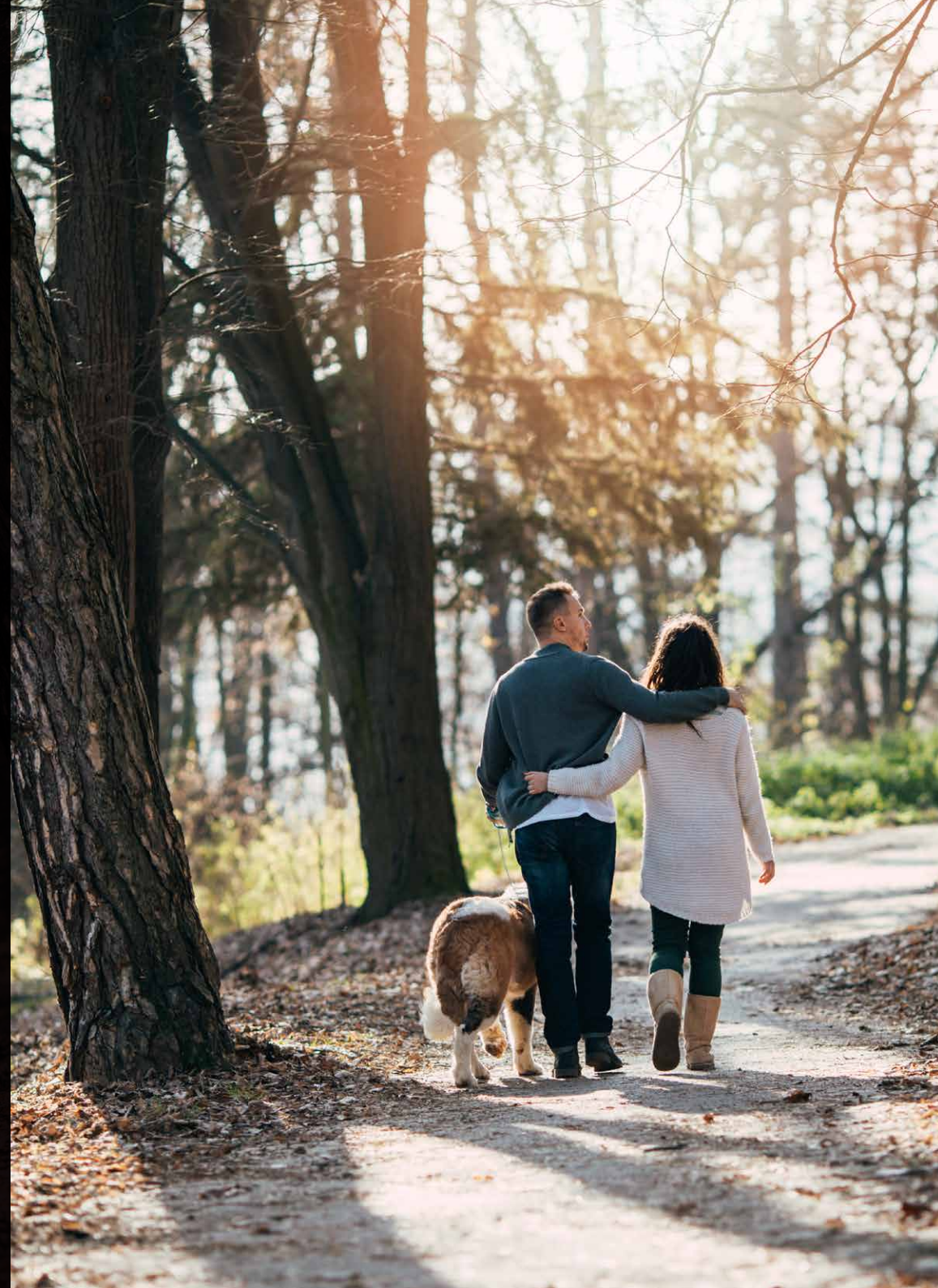


13 MINS
ST. STEPHEN'S GREEN



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, INTRODUCING AN EXCITING
DEVELOPMENT OF 35 SPACIOUS WELL DESIGNED
APARTMENTS & PENTHOUSES 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.**





**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.**





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. In addition to St. Pancras's landscaped green spaces there are 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.



Presentation
Community College
Terenure



GONZAGA COLLEGE



THE HIGH SCHOOL



ST. MARY'S COLLEGE



ALEXANDRA COLLEGE
DUBLIN

ALEXANDRA COLLEGE



TERENURE COLLEGE





**EACH APARTMENT AT SAINT PANCRAS FEATURES
THE VERY BEST IN FIXTURES AND FITTINGS
AND IS FINISHED TO THE HIGHEST STANDARD.
OUR DESIGN TEAM HAVE CAREFULLY SELECTED
BESPOKE KITCHENS AND BATHROOMS FOR EACH
OF THE APARTMENTS & PENTHOUSES TO ENSURE
THESE HOMES ARE COMFORTABLE AND PERFECT
FOR MODERN LIFE.**



KITCHENS

by Gallagher Kitchens

- High-quality solid painted shaker kitchen doors
- Beautiful solid 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

BATHROOMS & EN-SUITES

- Top-quality sanitary ware from Villeroy & Boch
- Concealed cisterns and vanity units to main bathroom
- Beautiful chrome-plated taps and thermostatically controlled power showers with luxury rainfall showerheads
- Stunning tiles from Porcelanosa

ENERGY EFFICIENCY

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

SECURITY & SAFETY

- Top-quality smoke detectors fitted throughout
- Carbon monoxide detection system fitted as standard
- Hardwired for security alarm
- Secure multipoint locking system on windows & doors
- Fully installed video/audio door intercom security system

ELECTRICAL, MEDIA & COMMUNICATIONS

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

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

- All walls, ceilings and joinery painted and finished to a high standard
- High-quality solid core Regency doors throughout
- Wardrobes by Gallagher Kitchens
- High acoustic performance concrete floors throughout and solid concrete blockwork party walls between apartments
- Spacious balconies with glazed balustrades
- Impressively designed entrance lobbies, lifts and common areas with top quality floor finishes.

EXTERNAL FINISHES

- Attractive brick and render facades
- High-class reconstituted stone surrounds to windows and doors
- Maintenance-free UPVC fascia soffits and downpipes colour-matched with windows
- Beautifully designed open green spaces with extensive landscaping
- Restoration of existing railings and granite plinth to main entrance which dates back to the second quarter of the nineteenth century

PARKING & SERVICES

- Surface car parking to front of apartment block
- Provision for a Car Sharing Club in the form of a Go Car
- Secure cycle parking at car park level
- Communal waste bin store located at car park level

GENERAL

- Each apartment is covered by Homebond Structural Guarantee
- Management Company set up to maintain all common areas, and the structural envelope of the apartment blocks.

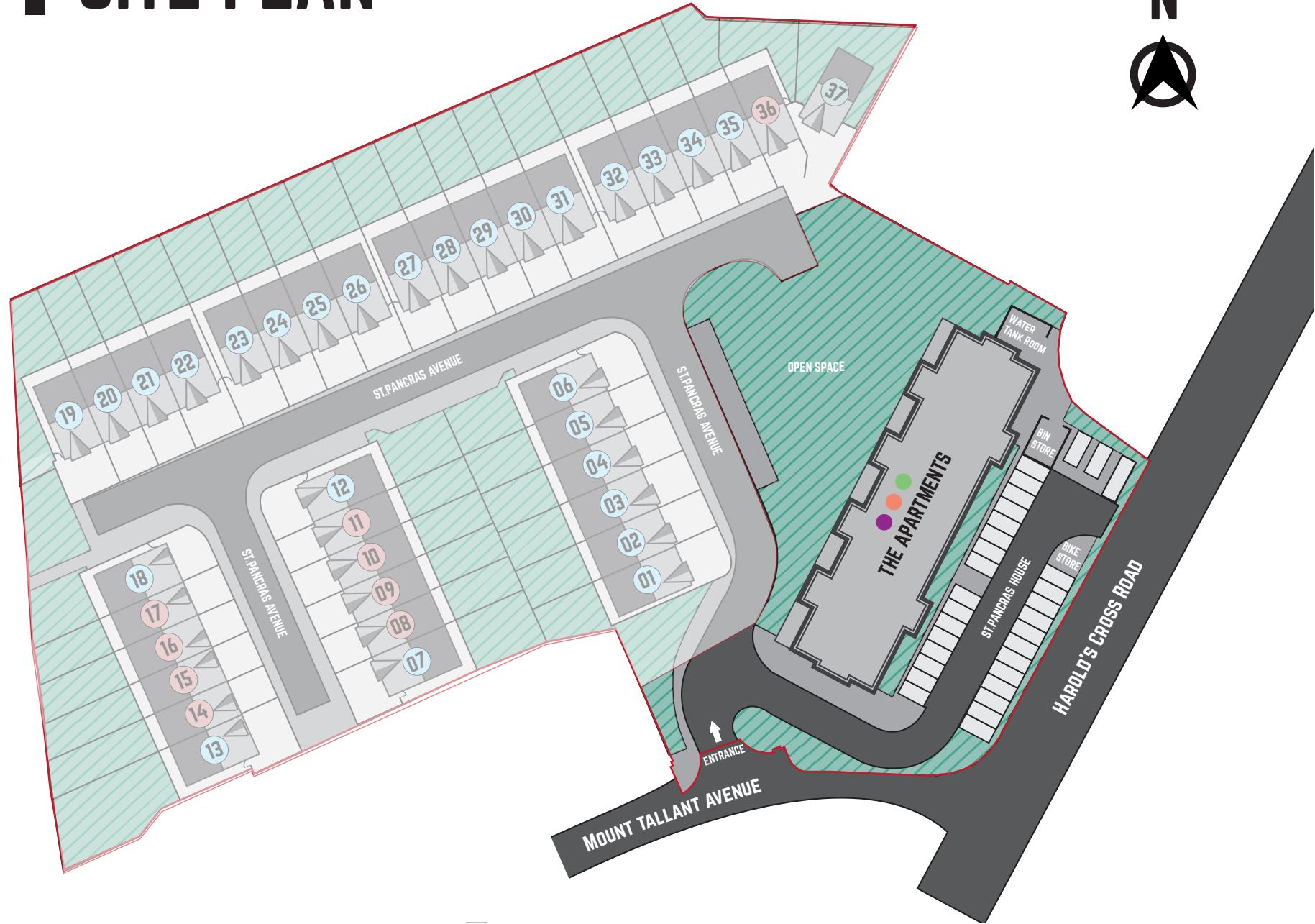




**THE APARTMENTS AT SAINT PANCRAS ARE
DESIGNED TO MAKE THE MOST OF MODERN
LIFE. LARGE WINDOWS FLOOD THESE STUNNING
HOMES WITH NATURAL LIGHT, WHILE SPACIOUS
LIVING / KITCHEN / DINING AREAS ARE
PERFECT FOR LIVING AND ENTERTAINING.
EXCELLENT ENERGY-EFFICIENCY FEATURES
AND TOP-OF-THE-RANGE FIXTURES AND
FITTINGS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



SITE PLAN



Plans are for illustrative purposes only. Layouts may vary.

PLANS

- 1 BED APARTMENTS
TYPE B
52.3 sq.m (563 sq.ft)
- 2 BED APARTMENTS
TYPES A, A2, C, D & G2
80 - 84.4 sq.m (861 - 908 sq.ft)
- 3 BED APARTMENTS
TYPES G1 & G3
103.2 -111.2 sq.m (1111 -1197 sq.ft)

GROUND FLOOR TYPE A TYPE B TYPE C TYPE D

FIRST FLOOR TYPE A TYPE B TYPE C TYPE D

SECOND FLOOR TYPE A TYPE B TYPE C TYPE D

THIRD FLOOR TYPE A2 TYPE B TYPE C TYPE D

PENTHOUSE TYPE G1 TYPE G2 TYPE G3

GROUND FLOOR

1 BED APARTMENTS (TYPE B)

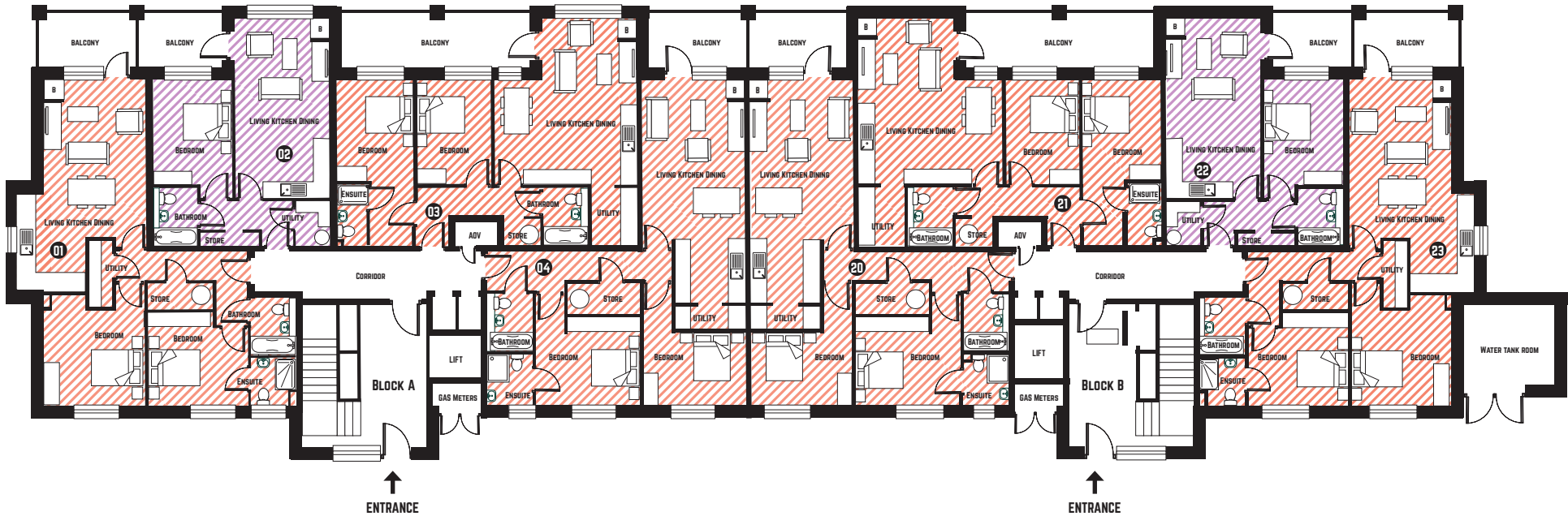
No's 2 & 22

52.3 sq.m (563 sq.ft)

2 BED APARTMENTS (TYPE A, C & D)

No's 1, 3, 4, 20, 21 & 23

80.2 - 84.4 sq.m (863 - 908 sq.ft)



1ST & 2ND FLOORS

1 BED APARTMENTS (TYPE B)

No's 6, 10, 26 & 30

52.3 sq.m (563 sq.ft)

2 BED APARTMENTS (TYPE A, C & D)

No's 5, 7, 8, 9, 11, 12, 24, 25, 27, 28, 29 & 31

80.2 - 84.4 sq.m (863 - 908 sq.ft)



3RD FLOOR

1 BED APARTMENTS (TYPE B)
No's 14 & 34
52.3 sq.m (563 sq.ft)

2 BED APARTMENTS (TYPE A2, C & D)
No's 13, 15, 16, 32, 33 & 35
80 - 84.4 sq.m (861 - 908 sq.ft)

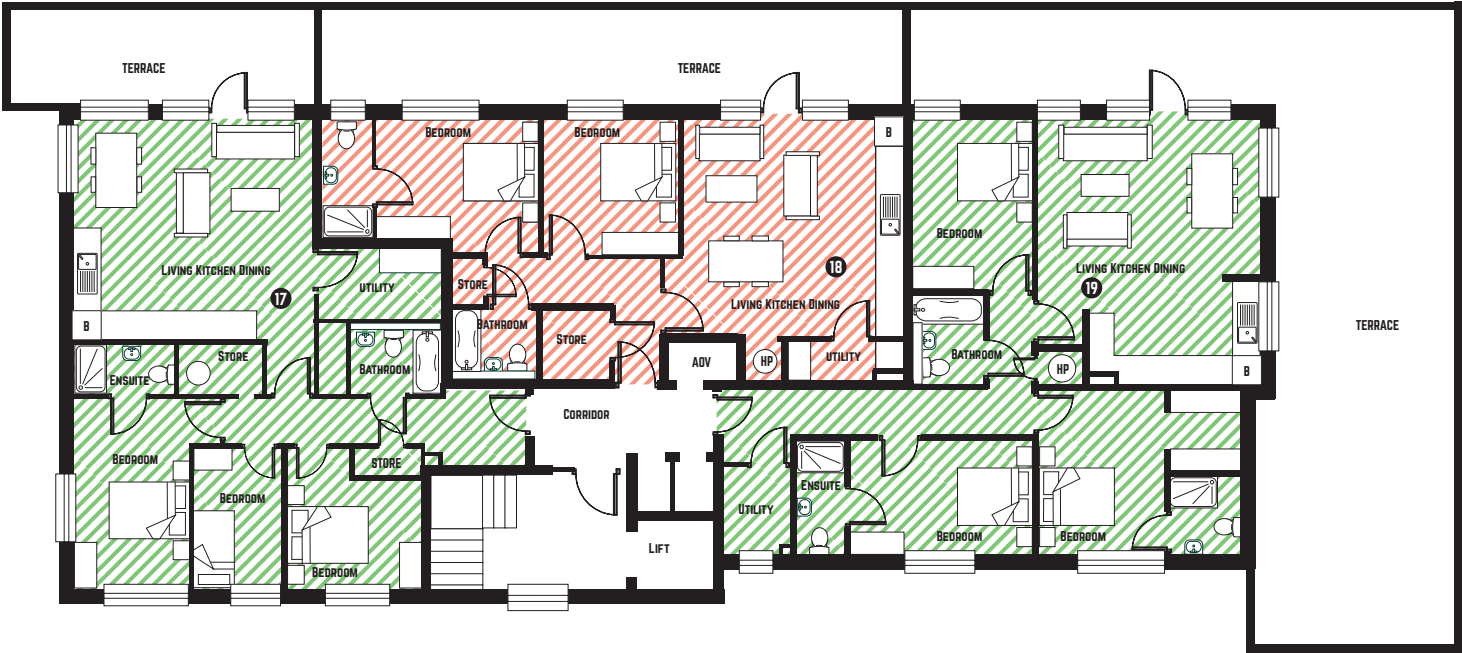


Plans are for illustrative purposes only. Layouts may vary.

PENTHOUSE FLOOR

2 BED APARTMENTS (TYPE G2)
No. 18
81.5 sq.m (877 sq.ft)

3 BED APARTMENTS (TYPE G1 & G2)
No's 17 & 19
103.2 -111.2 sq.m (1111 -1197 sq.ft)



Plans are for illustrative purposes only. Layouts may vary.

FLOOR PLANS

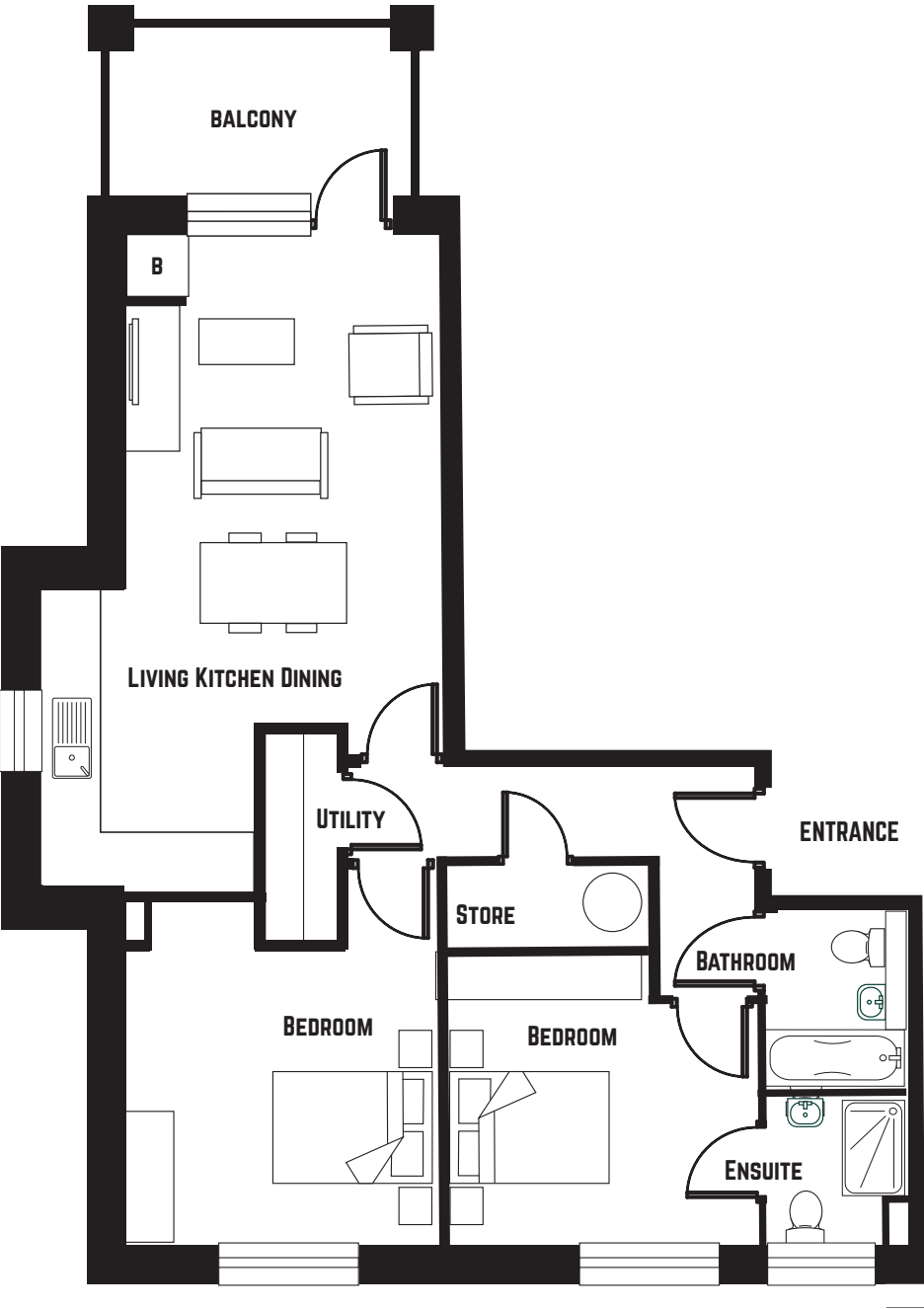
- 1 BED APARTMENTS**
Ground, 1st, 2nd & 3rd Floors
52.3 sq.m (563 sq.ft)
- 2 BED APARTMENTS**
All Floors
80 - 84.4 sq.m (861 - 908 sq.ft)
- 3 BED APARTMENTS**
Penthouse Floor
103.2 -111.2 sq.m (1111 -1197 sq.ft)

TYPE A	No's 1, 5, 9, 23, 27, 31 83.3sq.m (897 sq.ft)	TYPE D	No's 4, 8, 12, 16, 20, 24, 28, 32 84.4 sq.m (908 sq.ft)
TYPE A2	No's 13, 35 80 sq.m (861 sq.ft)	TYPE G1	No. 17 103.2 sq.m (1111 sq.ft)
TYPE B	No's 2, 6, 10, 14, 22, 26, 30, 34 52.3 (563 sq.ft)	TYPE G2	No. 18 81.5 sq.m (877 sq.ft)
TYPE C	No's 3, 7, 11, 15 ,21, 25, 29, 33 80.2 sq.m (863 sq.ft)	TYPE G3	No. 19 111.2 sq.m (1197 sq.ft)

TYPE A

GROUND FLOOR, FIRST FLOOR & SECOND FLOOR

2 BED APARTMENTS
No's 1, 5, 9, 23, 27, 31
83.3sq.m (897 sq.ft)

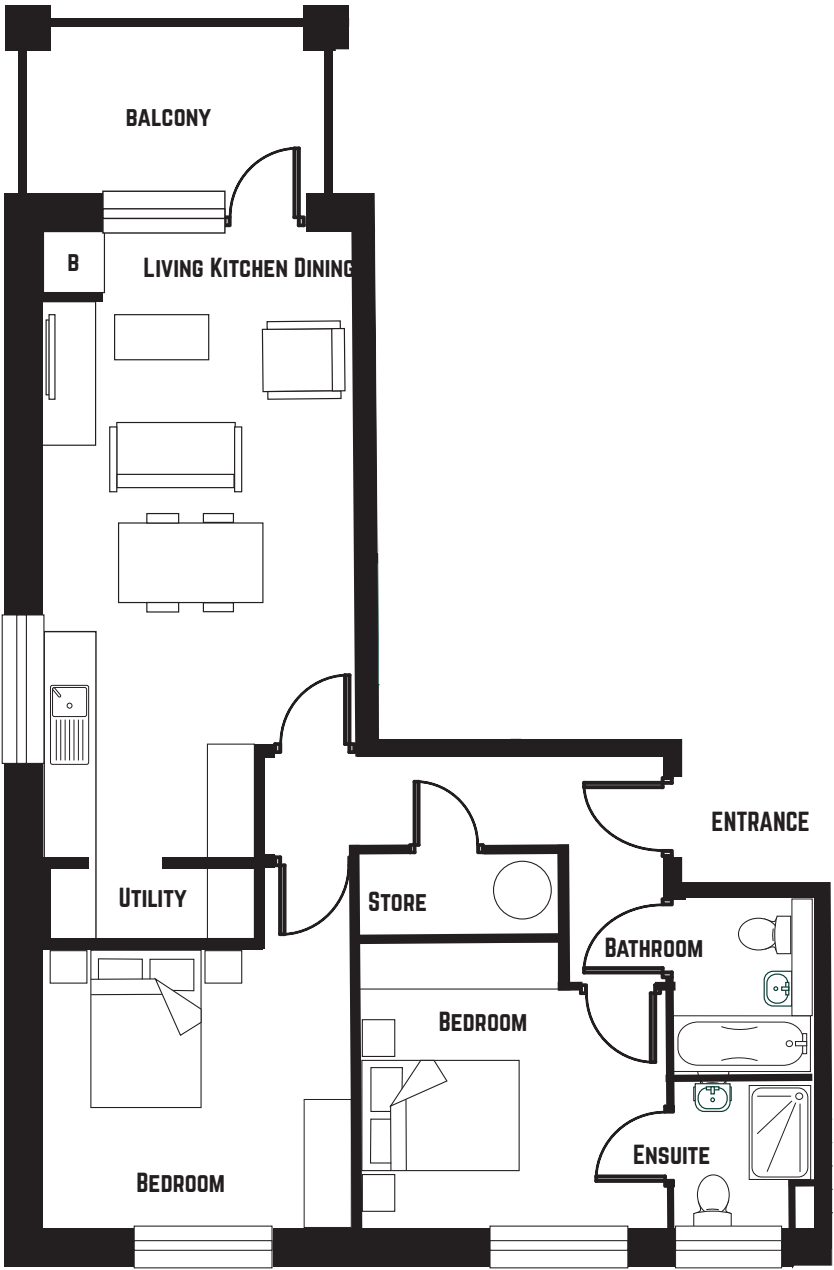


Plans are for illustrative purposes only. Layouts may vary.

TYPE A2

THIRD FLOOR

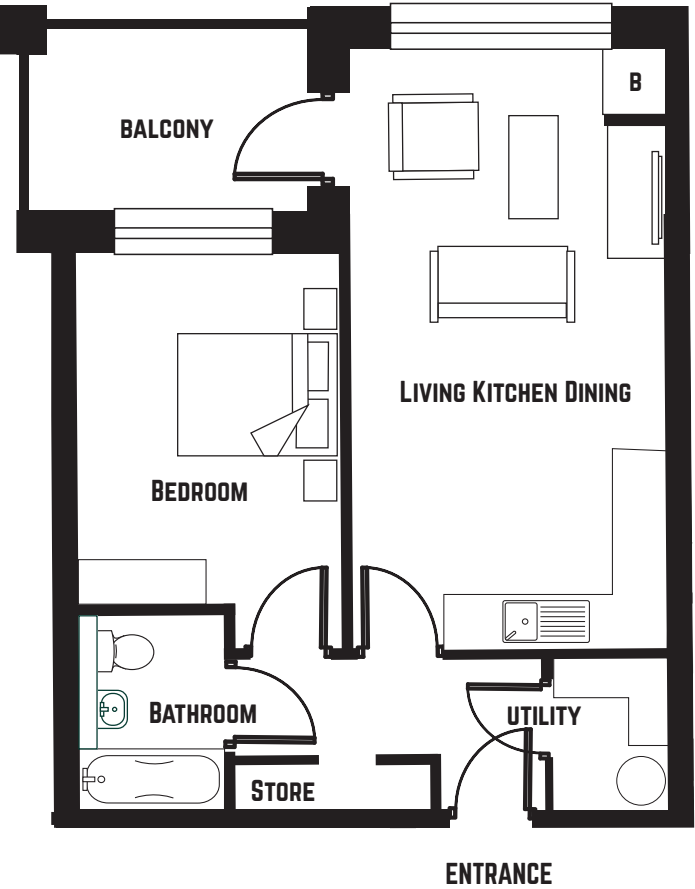
2 BED APARTMENTS
No's 13, 35
80 sq.m (861 sq.ft)



TYPE B

GROUND FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR

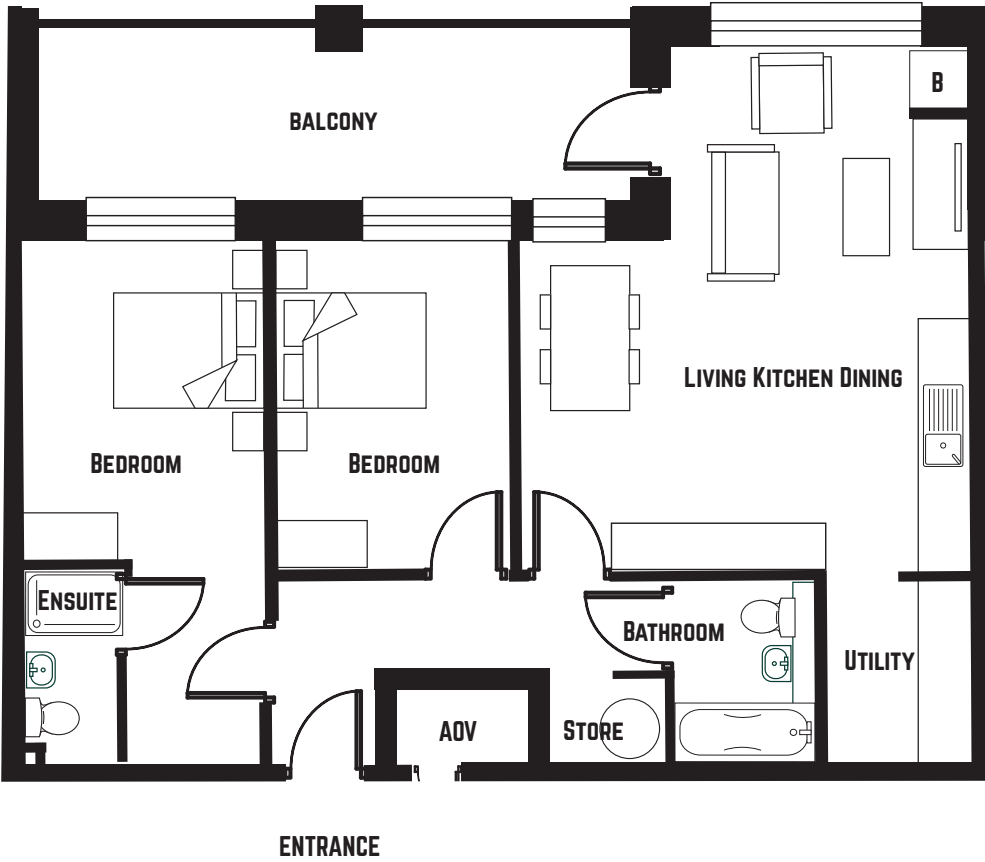
1 BED APARTMENTS
No's 2, 6, 10, 14, 22, 26, 30, 34
52.3sq.m (563 sq.ft)



TYPE C

GROUND FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR

- 2 BED APARTMENTS
- No's 3, 7, 11, 15 ,21, 25, 29, 33
- 80.2 sq.m (863 sq.ft)

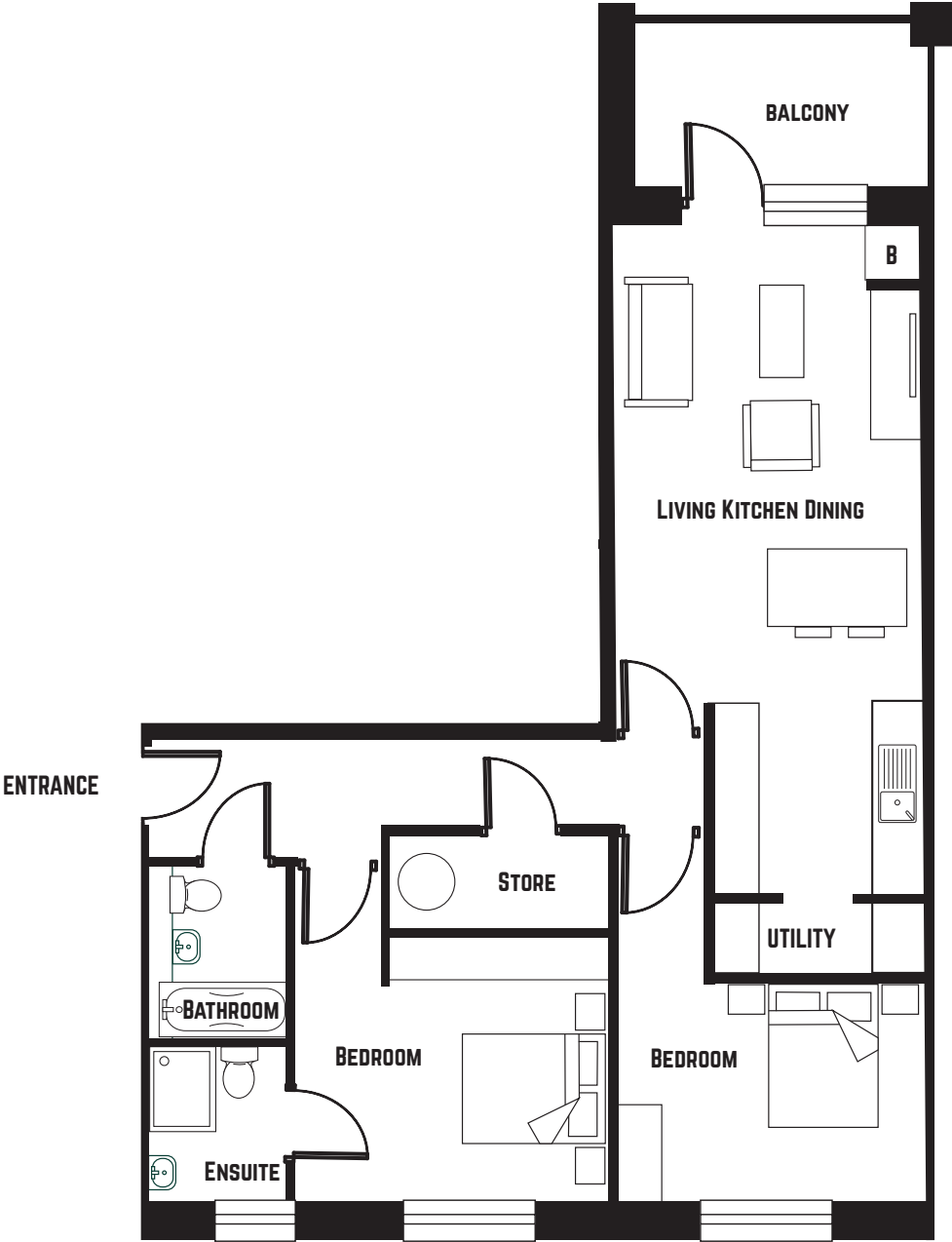


Plans are for illustrative purposes only. Layouts may vary.

TYPE D

GROUND FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR

- 2 BED APARTMENTS
- No's 4, 8, 12, 16, 20, 24, 28, 32
- 84.4 sq.m (908 sq.ft)



Plans are for illustrative purposes only. Layouts may vary.

TYPE G1

PENTHOUSE FLOOR

3 BED APARTMENTS
No. 17
103.2 sq.m (1111 sq.ft)

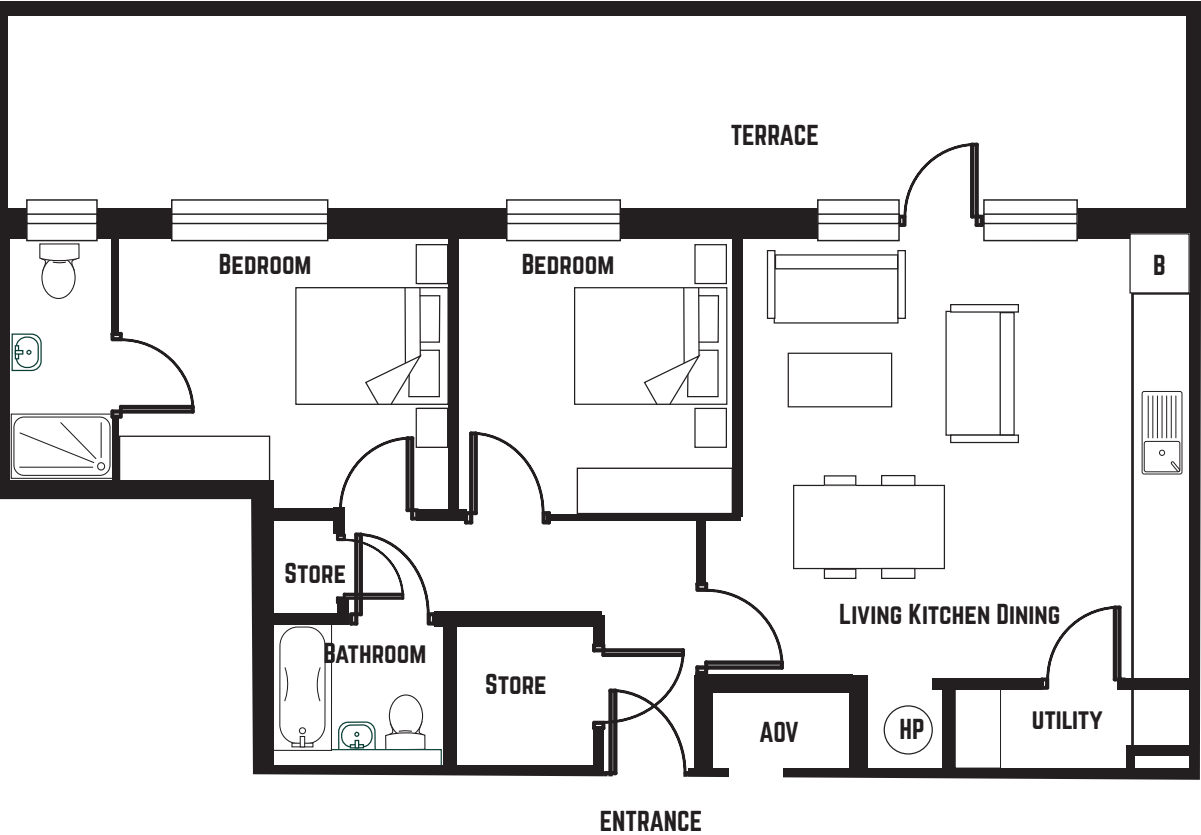


Plans are for illustrative purposes only. Layouts may vary.

TYPE G2

PENTHOUSE FLOOR

2 BED APARTMENTS
No. 18
81.5 sq.m (877 sq.ft)

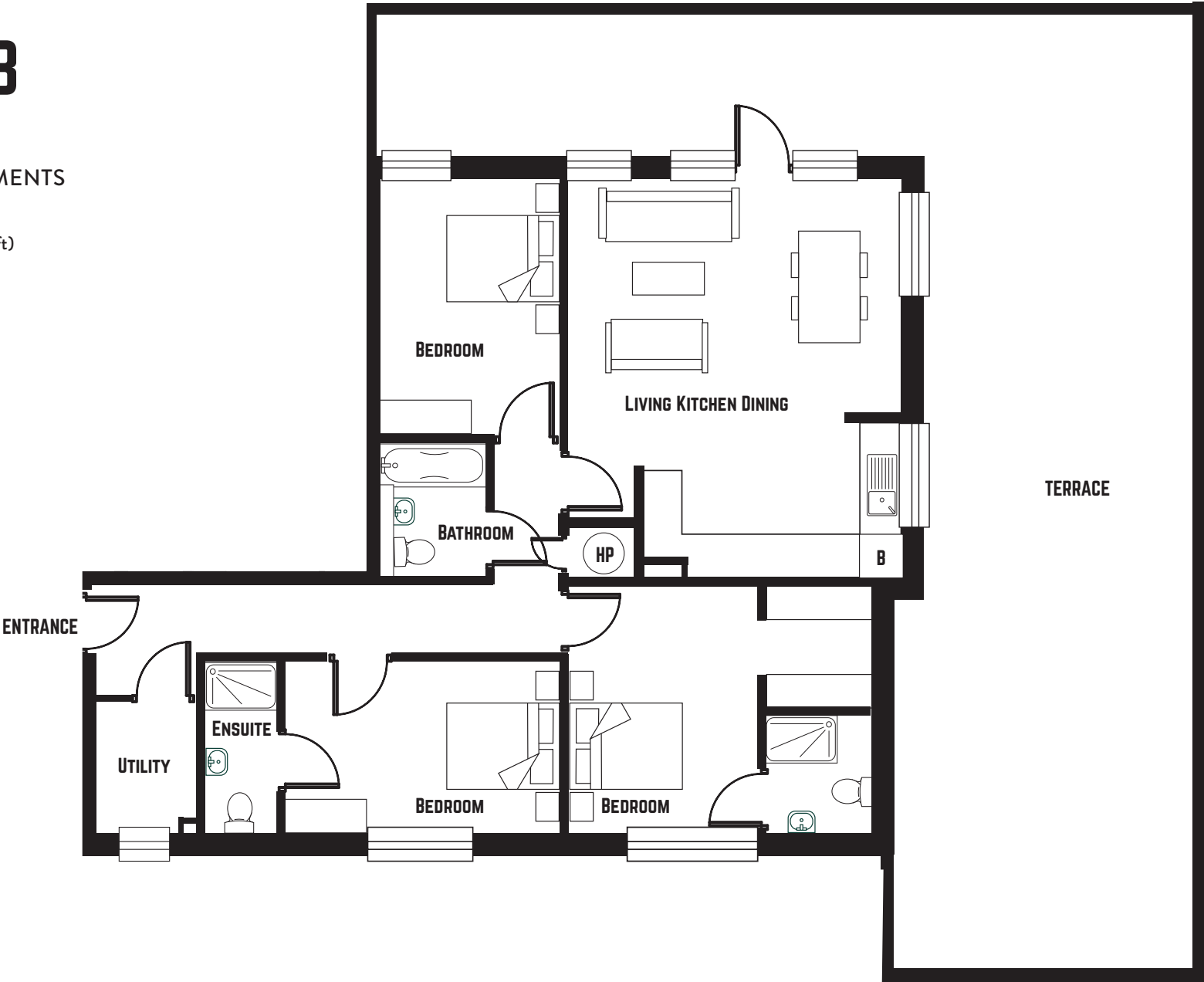


Plans are for illustrative purposes only. Layouts may vary.

TYPE G3

PENTHOUSE FLOOR

- 3 BED APARTMENTS
- No. 19
- 111.2 sq.m (1197 sq.ft)



Plans are for illustrative purposes only. Layouts may vary.

SAINT PANCRAS HOMES BROUGHT TO YOU BY

AGENT



Knight Frank
No. 20-21
Upper Pembroke Street
Dublin 2

W www.knightfrank.ie



ARCHITECT

Reddy Architecture
Dartry Mills
Dartry Road
Dublin 6
D06 Y0E3
W www.reddyarchitecture.ie

ENGINEER

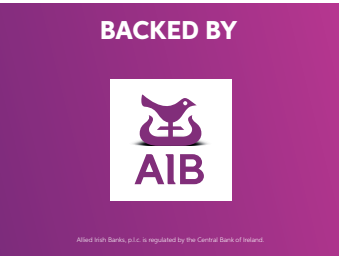
Waterman Moylan
Block S
East Point Business Park
Dublin
D03 H3F4
W www.watermangroup.com

SOLICITOR

Amoss Solicitors
Warrington House
Mount Street Crescent
Dublin 2
W www.amoss.ie

CONTRACTOR

Monami Construction Ltd
Unit C4
Riverview Business Park
Nangor Road
Dublin 12
W www.monami.ie



design: byroncreative



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