



## 18 Basin Street, Dublin 8

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Residential Investment Opportunity.  
Two Apartments for sale in one lot.





## DESCRIPTION

No. 18 Basin Street is a fine two storey house which has been astutely converted into two residential apartments comprising 1 no. 3 bedroom apartment and 1 no. 4 bedroom apartment. The property is located in the heart of Dublin City and in close proximity to St. James Hospital Campus which will soon house the new National Maternity Hospital. The property is also conveniently located beside Christchurch, The Four Courts, The Law Library, Heuston Station and The Royal Hospital Kilmainham. St. Stephen's Green and Jervis Street shopping centres are also within walking distance.

This is a prime City Centre location with many of Ireland's leading tourist attractions close by to include The Guinness Store House, The National Science Gallery and the highly popular tourist area of Temple Bar. Trinity College and Dublin Castle are also less than 15 minutes on foot. The area is well serviced by public transport including the LUAS Red Line just outside the front door. The Investment comprises of a 3 bed apartment on the ground floor c. 57 sq.m with access to a private, walled rear garden. On the first floor is a 4 bed apartment of c. 60.71 sq.m. Both units are currently tenanted.

This is an excellent opportunity for the astute investor to acquire a fully occupied premises in a popular residential location where future capital appreciation is very likely. Demand and limited availability of rental accommodation in the area are contributing to strong capital and rental growth

## FEATURES

- Two number apartments available in converted house, each with individual gas and electricity supply.
- Currently generating a passing rent of €22,680 per annum.
- Potential for rental growth of 4% PA under the new legislation.
- There is also potential to re-covert the original house back into a single dwelling or family home.  
The house contains many original features.
- Established mature residential area with strong demand from owner occupiers and investors.

## BER DETAILS

BER F - G

BER numbers from selling agent

Energy Performance Indicator: 439.82Wh/m<sup>2</sup>/yr / 527.52Wh/m<sup>2</sup>/yr

**GUIDE PRICE: €275,000**

FOR FURTHER INFORMATION AND VIEWING DETAILS, PLEASE CONTACT:

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