

FOR SALE BY PRIVATE TREATY

# 57 BRABAZON HALL

CORK STREET, DUBLIN 8, D08EA43

Asking Price

€350,000



**Tom  
O'Higgins**  
ESTATE AGENT

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# 1 Bed – Top Floor 57sqm / 613sqft

**ASKING PRICE €350,000**

Positioned on the top floor of Brabazon Hall, this corner apartment offers a well-considered layout and elevated views across Dublin city. The dual aspect ensures consistent natural light throughout the day, with the living space in particular benefiting from a corner window that frames the surrounding cityscape.

Extending to approximately 57sqm, the accommodation is efficiently arranged. The reception hall includes tiled flooring, a video intercom system and three separate storage presses, an increasingly valuable feature in apartments of this scale. The double bedroom is set off the hall and includes fitted wardrobes, a defined dressing area and city views.

The main living space is open plan, combining living and kitchen areas with clear zoning through flooring finishes. The kitchen is fitted with integrated appliances, while the living area centres around the feature corner window and opens directly onto a private terrace. This outdoor space provides a practical extension of the apartment, suitable for day-to-day use rather than occasional access.

The bathroom is fully tiled from floor to ceiling and includes a bath with overhead shower, alongside standard sanitary fittings.

Brabazon Hall is a well-maintained development with lift access, a communal roof garden and courtyard, and secure underground parking, this unit includes one designated space. The location on Cork Street places the property within immediate reach of the city centre, IFSC & Grand Canal Dock with a wide range of amenities nearby including healthcare facilities, educational institutions, retail, and public transport connections.

For investors, the property is not subject to current rent caps, allowing for full market rent potential.



# ACCOMMODATION

## Reception Hall

With tiled flooring, video intercom and three storage presses off.

## Bedroom

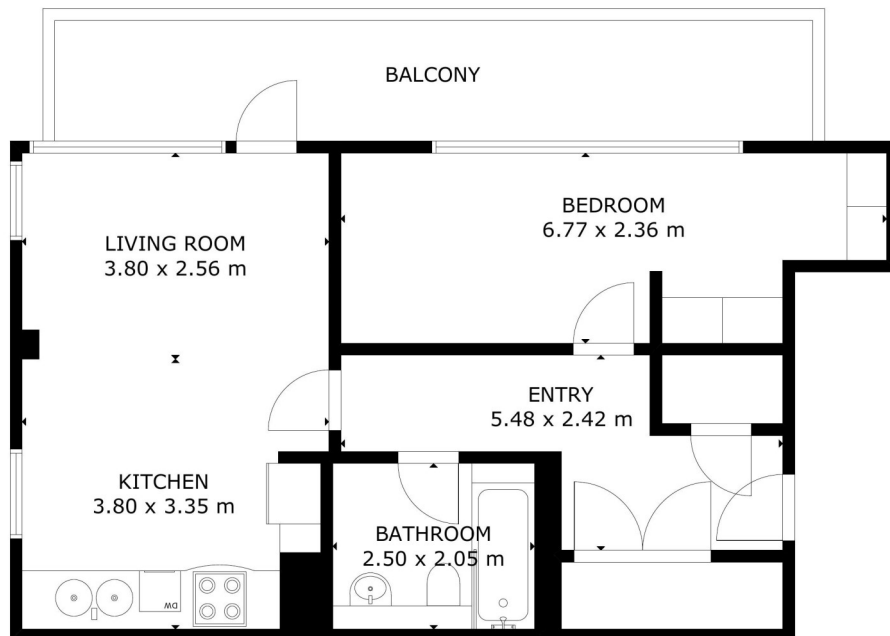
Double bedroom with carpet flooring, fitted wardrobes and dressing area and city views.

## Bathroom

Tiled, floor to ceiling, w.c., w.h.b. and bath with overhead shower

## Open plan Living room / Kitchen

Bright dual aspect room with corner window, wood flooring in living area, tiled in kitchen. Access to roof terrace. City views. Feature electric fire. Fitted kitchen with integrated appliances.



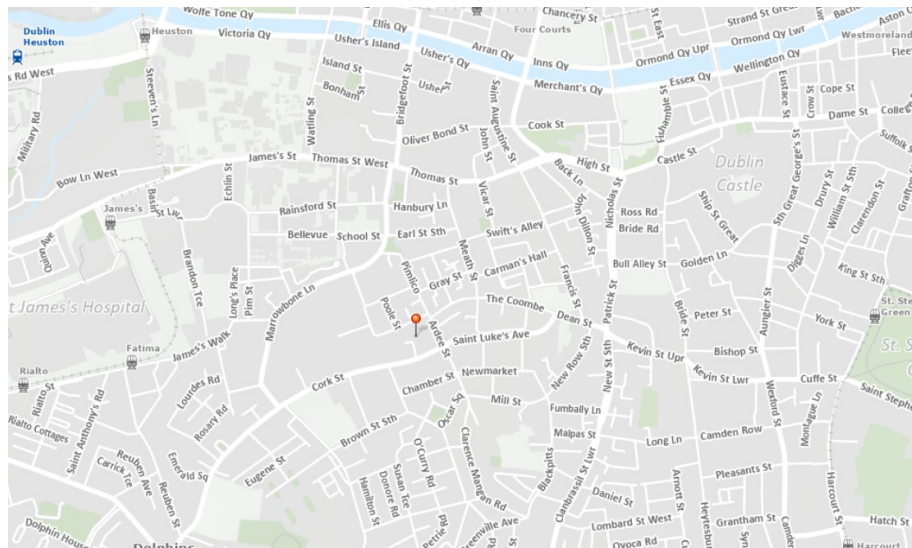
Not to scale. For identification only.

## FEATURES

- Top floor, corner apartment
- Great urban views of Dublin City
- Central location
- Private Terrace / Balcony
- Excellent storage
- 1 secure, underground parking space
- Communal roof garden and courtyard
- Elevator
- Electric heating
- Market rent available for investors
- Excellent transport links
- Service charge approx. €2,500 pa

## BER

No: kWh/m<sup>2</sup>/yr



# Tom O'Higgins

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