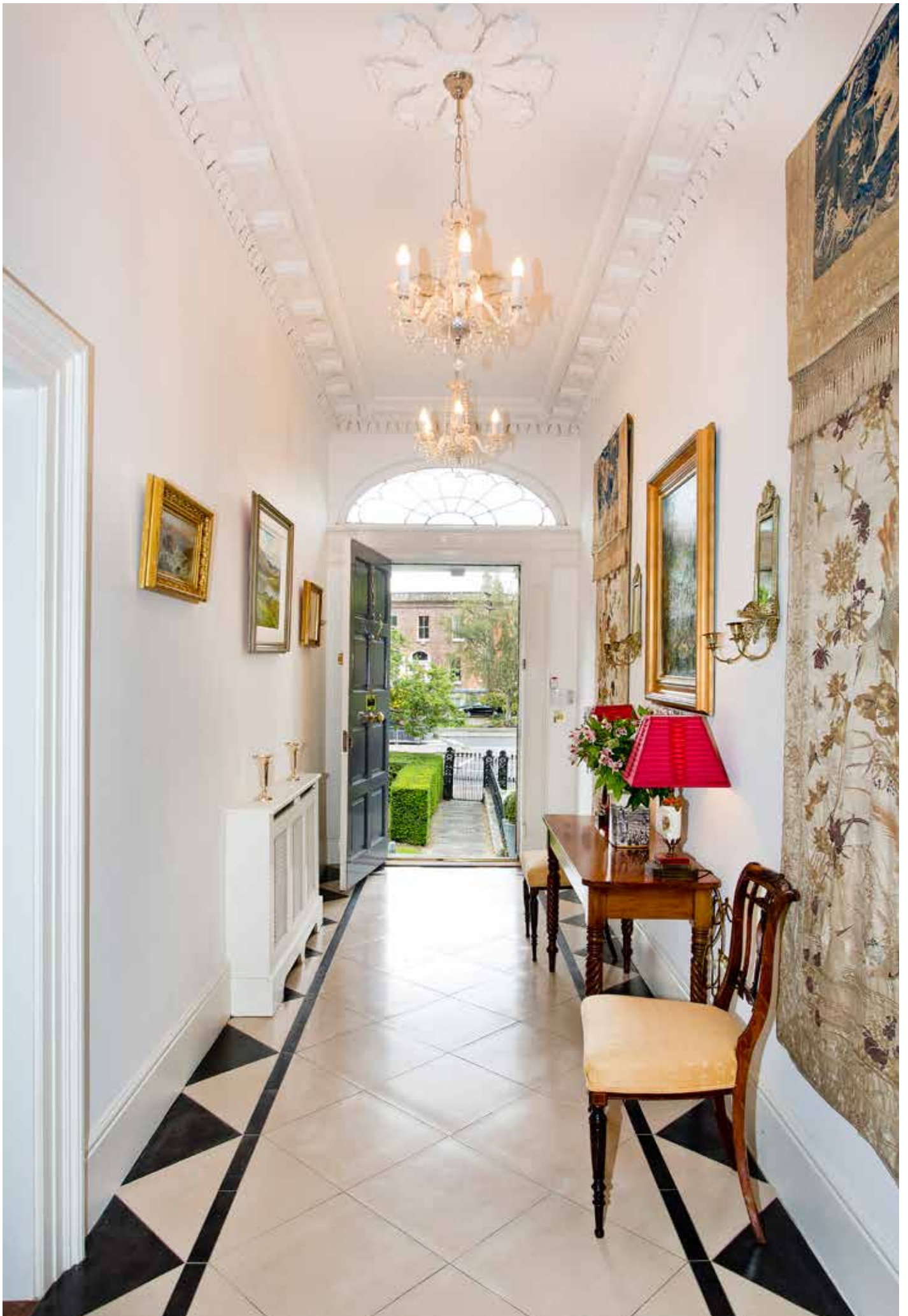




**100 Upper Leeson Street,  
Dublin 4**





# 100 Upper Leeson Street, Dublin 4

*A meticulously restored and presented Regency Townhouse,  
situated in an enviable Dublin 4 location,  
walking distance from the city centre.*

## Description

Ganly Walters is delighted to present 100 Upper Leeson Street to the market, a meticulously restored and presented Regency Townhouse, situated in an enviable Dublin 4 location.

No. 100 forms part of the Elysium Terrace development of Regency Townhouses completely restored in 2005 under the direction of O'Mahony Pike architects. Dating from c. 1840, No. 100 is the essence of elegant city centre living, combining wonderful fully restored period features including very generous room proportions, sash windows, cornice work and window shutters with all the conveniences of modern living.

The accommodation, which extends to approx. 325sq.m (3,500sq.ft), comprises, in the original part of the house, two large bedrooms at entrance level, stairs lead to the Piano Nobile (Reception Floor) with superbly elegant inter-connecting drawing and dining rooms. On the upper level is the master suite with spectacular views to the Dublin Mountains from the bedroom, off the bedroom is a magnificent ensuite bathroom and dressing room.

A clever extension to the rear of the property which houses the kitchen/breakfast room, ensuite bedroom and a garden room with sun-trap urban roof garden has meant that original dimensions of the townhouse have been left un-altered. Outside there is rear access from a communal courtyard, while to the front is a south-west

facing landscaped city garden with access to Leeson Street. No. 100 comes with all the features that one would expect from luxury city centre living including multi-room audio system, Sillstone kitchen, Miele electrical appliances, underfloor heating (bathrooms & halls) plasma screen wiring, floor to ceiling glazing and magnificent American dark walnut floors & bespoke walnut back staircase in the modern extension.

Prominently located on what is without doubt one of Dublin's most enviable addresses and convenient location with every possible amenity within easy walking distance to Grafton Street, Baggot Street, Donnybrook, St. Stephens Green and Ballsbridge.

Some of Dublin's best known schools are a short distance away and include Loreto on the Green, St. Conleths, Sandford Park, Gonzaga College and Muckross Park to name but a few, and of course all of the capitals major Third Level Institutions.

The property enjoys easy access to the N11, M50 and the property enjoys having the QBC on its door step. Fitzwilliam Lawn Tennis Club and Herbert Park are within walking distance. As well the city's premier restaurants, bars and cafes are all on the door step combined with many galleries, museums and theatres.

## Features

- Meticulously Refurbished Regency Townhouse
- Fine Period Features
- Views to Dublin Mountains
- Walking Distance to City Centre
- Prime Dublin 4 Location
- Urban Roof Garden
- Bespoke Fitted Cabinets & Wardrobes
- Spanish Sandstone & Slate Tiles
- Refurbished Original Sash Windows
- 8" Wide Plank Walnut Floors
- Solid Walnut Staircase
- Villeroy & Boch Sanitary Ware
- Muti-Room Audio System
- GFCH
- Temperature Controlled Wine Fridge
- Gas Fires
- Security Alarm Fitted Throughout
- Integrated Intercom System
- Landscaped South-West Facing Garden





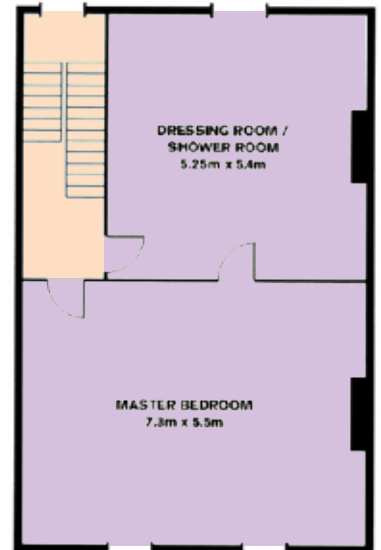
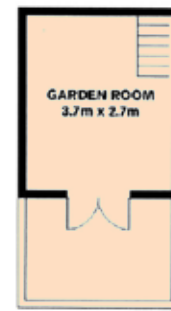
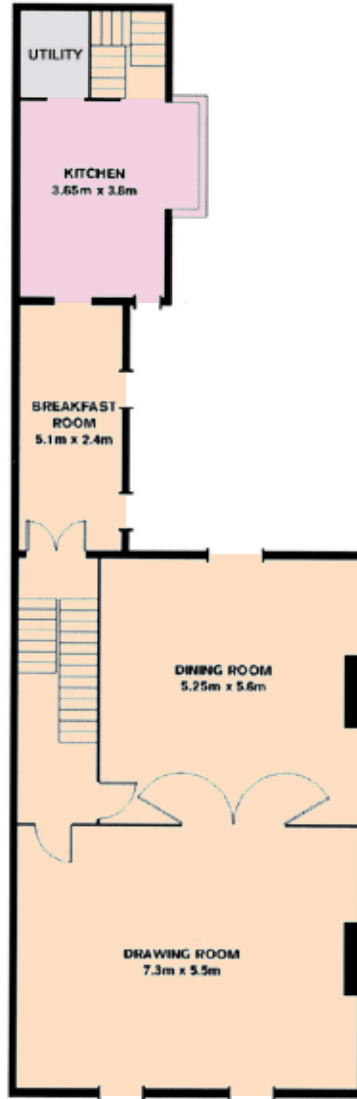




Hall

1st Floor

2nd Floor



Reception Room/ Living  
and Circulation Areas

Kitchen

Bathroom

Bedrooms

Storage











### Viewing

Strictly by appointment only

### BER Rating

**BER EXEMPT**

Listed Building

### Service Charge

€3,324 per annum  
Management Company:  
Professional Property Services



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