

**FOR SALE**

**66 Fitzwilliam Square, Dublin 2**

**Lisney**

COMMERCIAL REAL ESTATE



## ABOUT THE PROPERTY

Distinguished Georgian property extending to approximately 568sq.m (6,113sq. ft)

Wonderful selection of period details to include fan lights, ornate cornicing, sash windows and ceiling coving.

Currently utilised as office space, this charming building offers excellent opportunity to reconfigure to an exceptionally fine residential property.

Modern mews property to the rear with additional office space/ residential potential offering an additional 104sq.m of space.

Location second to none, located in the heart of Dublin's Georgian district within Dublin's business and shopping district.

The property enjoys an attractive outlook over Fitzwilliam Square.

Off street parking

Lift access to all floors

Exclusive residents access to the beautifully maintained Fitzwilliam Square.



### DESCRIPTION

Nestled in the heart of Dublin's prestigious Fitzwilliam Square, this remarkable Georgian building constructed in c.1822 is currently in office use however it offers a wonderful opportunity to create an exceptionally fine and substantial residential home. The property's timeless elegance and historical charm present the perfect canvas for a transformation into a luxurious, modern home or retain and create a series of high-end offices. A classic Georgian façade featuring elegant sash windows and many features synonymous with the era of construction provided a perfect foundation for a sophisticated and stylish property.

66 Fitzwilliam Square is currently divided in multiple office units and extends to approximately 568sq.m (6,113sq. ft), it offers generous proportions and the potential for reconfiguration. With wonderful high ceilings, floor to ceiling sash windows and beautiful period features this property offers a multitude of possibilities for both residential and mixed-use spaces.

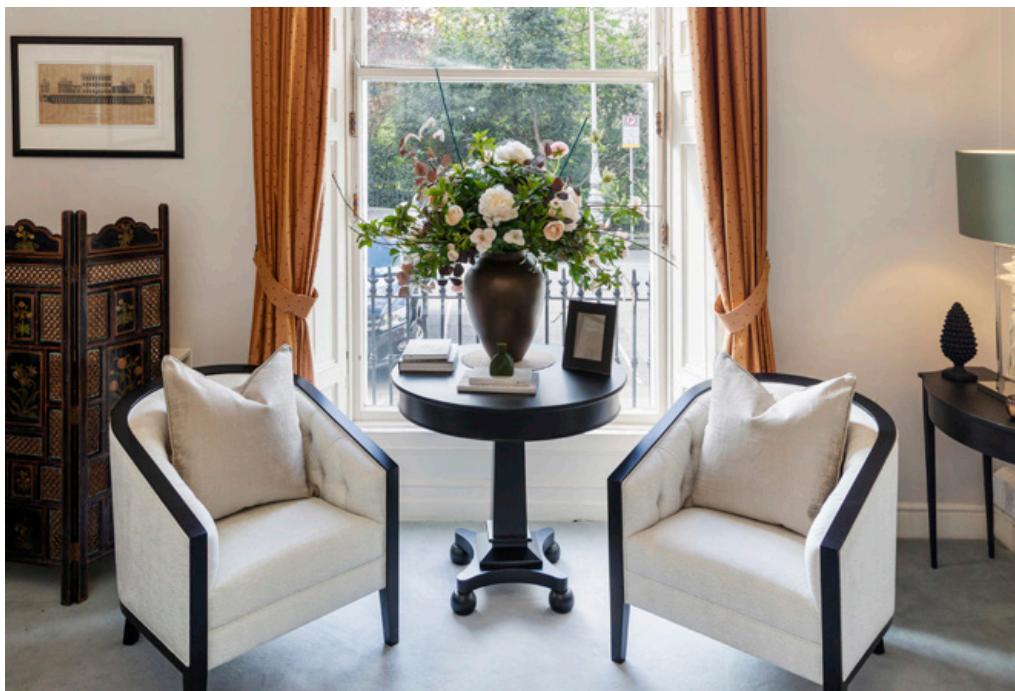
To the rear of the property there is a mews which can be accessed via the main property at 66 Fitzwilliam Square

or from the rear of the building. The mews extends to approximately 104sq.m (1,121sq. ft) Again, currently in office use, the mews offers potential to be kept as such or used as additional residential accommodation, or guest suites. There is the added advantage of parking to the rear of the mews.

This Georgian property presents an unparalleled opportunity for investors, developers or residential homeowners seeing a prestigious address and significant potential for growth. Whether you are looking to restore a piece of Dublin's history or create a perfect blend of traditional and modern living space with character, 66 Fitzwilliam square offers an exciting proposition.

Fitzwilliam Square is one of Dublin's finest squares, renowned for its rich history. Surrounded by elegant period buildings, the square offers a tranquil oasis in the heart of the city. The square itself is beautifully maintained and residents have private access to and can enjoy this quiet oasis in the heart of the city. The location is second to none, located in the very centre of Dublin's main business and shopping districts and excellent transport links makes the rest of Dublin and beyond an effortless commute.





66 Fitzwilliam Square, Dublin 2

## ACCOMMODATION

**Reception Hall:** 2.5m x 5.3m (8'2" x 17'5") Wonderful inviting hallway with ornate fanlight and tiled floor.

**Reception Room:** 4.7m x 5.4m (15'5" x 17'9") Generous bright room overlooking Fitzwilliam Square with feature marble mantel piece with gas fire inset and brass surround. Large sliding sash window to front, feature cornice and coving.

**Inner Hall:** 2.3m x 7.1m (7'7" x 23'4") Continuation of the attractive tiled floor. Access to lift servicing all floors

**Meeting Room:** 3m x 4.8m (9'10" x 15'9") Interconnecting room leading through to

**Rear Office:** 4.8m x 4.9m (15'9" x 16'1") Magnificent Bay window with sliding sash window. Juliette balcony off with views over the courtyard and mews to the rear.

**Steps Down to Lower Return:** with feature arched coving leading to

**Lower Floor Rear Office:** 3.1m x 12.3m (10'2" x 40'4") Spacious office/ reception area with door out to side garden, three sliding sash windows to side

**Kitchenette:** with door to rear steps leading to the mews.

### Lower Ground Floor

#### Lower Lobby

**Office 1:** 3.8m x 5m (12'6" x 16'5") To the front of the building with sliding sash window to front.

**Kitchen:** 2.3m x 3.3m (7'7" x 10'10") Featuring a range of floor and eye level fitted press units, stainless steel sink unit, space for fridge, lift.

#### Storeroom

**Internal Office:** 2.7m x 3.7m (8'10" x 12'2") with access out to the side garden.

**Shower Room:** gents and ladies wc, rear store.

Very attractive staircase leading to the upper floors.

**Hall Floor Return:** Double mahogany doors and feature Georgian fanlight over, ornate carved entrance to

**Reception Room:** 2.8m x 6.8m (9'2" x 22'4") Stunning room with beautiful ornate cornice work, centre atrium, ionic pillars, sliding sash window to side, door to

**Rear Office:** 3m x 5m (9'10" x 16'5") Sliding sash window to side and rear.

#### First Floor

Beautiful mahogany doors lead through to an office suite comprising

**Magnificent Drawing Room / Main Office:** 7.3m x 5.3m (23'11" x 17'5") Magnificent room with wonderful natural light. Two large floor to ceiling sliding sash windows overlooking Fitzwilliam Square, beautiful cornice work, centre ceiling ornate decorative detail, double doors with feature over mantles, magnificent marble fireplace with Connemara marble inset.

**Inner Hallway:** 4.7m (15'5") x 3.7m (12'2") to include bathroom.

**Bathroom:** with vanity wash hand basin, wc, tiled floor.

**Office:** 4.7m x 3.2m (15'5" x 10'6") Magnificent large floor to ceiling sliding sash window, decorative cornice work.

#### Second Floor

**Landing Return:** Beautiful oval sliding sash window.

**Office 1:** 4.3m x 5.6m (14'1" x 18'4") Located to the rear of the building

**Office 2:** 5.5m x 7.2m (18'1" x 23'7") Located to the front of the building

#### Third Floor

**Kitchenette:** 2.1m x 3m (6'11" x 9'10") Stainless steel sink unit, range of fitted press units.

**Ladies and Gents WC:** Access to the roof.

**Office:** 5.2m x 4m (17'1" x 13'1") Attractive carved fireplace, window overlooking Fitzwilliam Square.

**Office:** 5.2m x 4m (17'1" x 13'1") Stairs provides roof access.

#### Mews Property

**Interconnecting Hallway:** 4.2m x 2.4m (13'9" x 7'10") with double doors out to a paved patio area, exposed brick archway through into

**Internal glass panelled Meeting Room:** 3.5m x 4.5m (11'6" x 14'9")

**Office:** 3.7m x 3m (12'2" x 9'10") with arch shape window overlooking patio, leading down to

#### WC

**Hallway:** with alarm panel.

**Kitchenette:** Range of units, sink unit, door to Pembroke Lane staircase leading up to

#### First Floor

#### Storage Room

**Office:** 3.3m x 3.1m (10'10" x 10'2") Velux window and porthole window overlooking the courtyard.

**Office:** 2.6m x 4.3m (8'6" x 14'1") Window to side, Velux window.

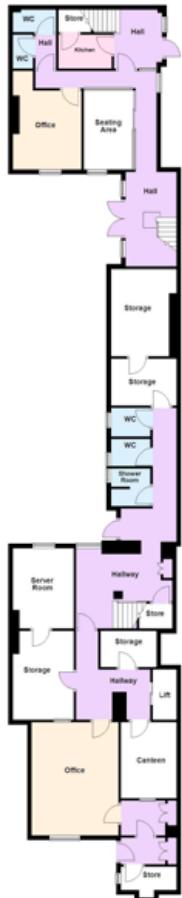
**Office:** 5.6m x 3.4m (18'4" x 11'2")

**Outside:** Positioned to the rear of 66 Fitzwilliam Square is a modern mews building with access to a secluded garden terrace benefitting from excellent sunshine. There is also one car space accessed via Pembroke Lane. The owner has access to Fitzwilliam Square to the front, a superb convenience which is beautifully maintained.

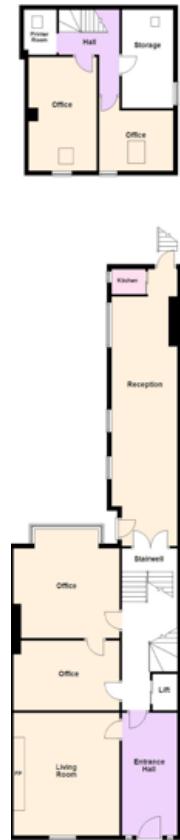
## FLOOR PLANS

Not to scale - for identification purpose only.

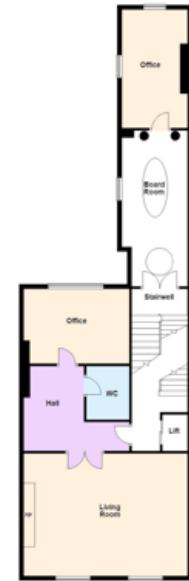
### GARDEN FLOOR



### GROUND FLOOR



### FIRST FLOOR



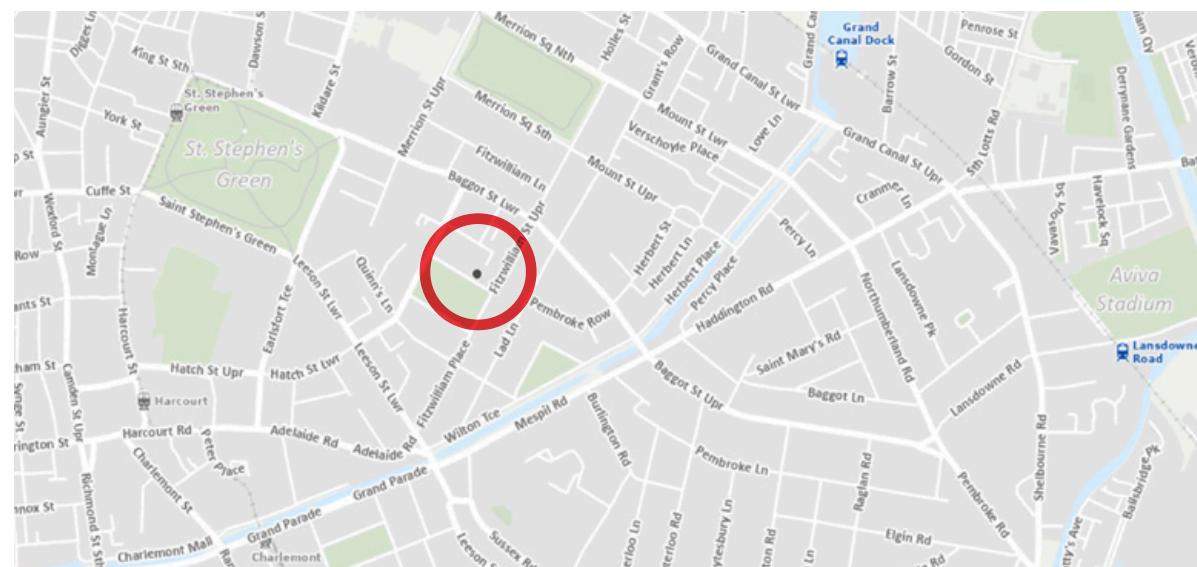
### SECOND FLOOR



### THIRD FLOOR



### FOURTH FLOOR



# Lisney

COMMERCIAL REAL ESTATE

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