



# 27 Grove Park, Rathmines, Dublin 6.

Pre '63 Residential Investment Opportunity



6



6



191 sq.m



(01) 490 3201



[www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION

Surrounded by beautifully constructed red bricks, Grove Park keeps the historic stylings of Dublin while also providing you with the ever-evolving scenery of modern living by means of Rathmines Village (c. 500m) and Dublin City Centre (a 15 minute walk) only moments away. With access to amenities such as Shops, Restaurants, Bars & Sporting Facilities/Gyms, it is easy to see how this has proven to be one of Dublin's most desirable areas for rental property.

The property is ideally located for both students and professionals alike. With a highly catered for public transport system available via Dublin Bus and the Luas at Charlemont (only c. 800ms away), Grove Park allows for firms such as Google, Facebook & all major Banking Institutions, and schools like D.I.T, Trinity, U.C.D & D.C.U., to be placed within effortless commuting distance.

### DESCRIPTION:

This is a superb investment opportunity, situated in the convenient & sought after area of Grove Park. No. 27 is split into 6 separate, Pre '63 apartments, laid out as 4 One Bedrooms & 2 Studios. The property comes to market with vacant possession & extends to c. 191 sq.ms / 2,055 sq.ft, with each apartment having its own electricity meter & connection.

The property itself is in good condition, but could benefit from some modernisation or redecoration, in order to allow for the building's full potential to be reached. No. 27 offers the perfect opportunity for a high rental yield investment property in one of Dublin's most lettable areas.

This property has a projected income of c. €91,200 i.e 10.2 % Yield

### ACCOMMODATION:

#### Main Hall

c. 12.30 Sq. M.

#### Apartment 1: Studio (Hall Level)

c. 19.80 Sq. M.

Kitchen/Livingroom/ Bedroom  
Shower Room

#### Apartment 2: One Bedroom (Hall Level Rear)

c. 25.20 Sq. M.

Kitchen/ Livingroom, Bedroom  
Shower Room





**Landing**

c. 17.00 Sq. M.

**Apartment 3: One Bedroom  
(First Floor Level Rear)**

c. 25.20 Sq. M

Bedroom (At First Return separate),  
Kitchen/ Livingroom  
Shower Room

**Apartment 4: One Bedroom  
(First Floor Level Front)**

c. 37.00 Sq. M.

Hall, Kitchen/ Livingroom, Shower  
Room, Bedroom

**Apartment 5: One Bedroom  
(Ground Floor Front)**

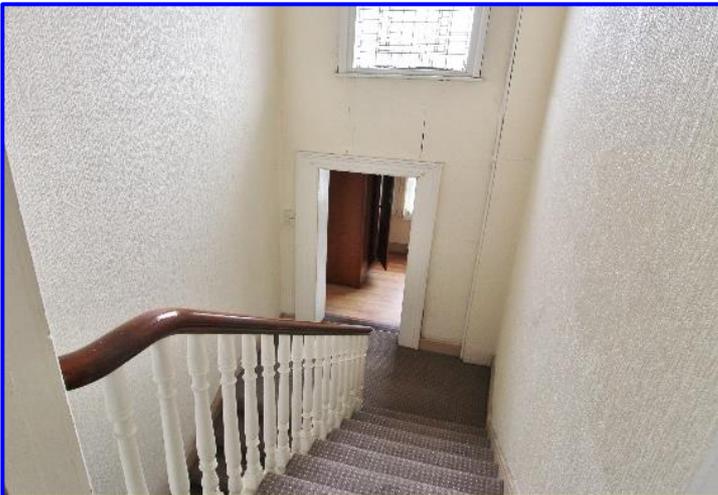
c. 32.16 Sq. M.

Kitchen/ Livingroom, Shower Room,  
Bedroom

**Apartment 6: Studio  
(Ground Floor Rear)**

c. 22.00 Sq. M.

Kitchen/ Lining room/ Bedroom,  
Shower Room





**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**G (Certificates Available Upon Request)**

**PRICE REGION:**

**€900,000**



JP&M  
**DOYLE**

Established. 1952

105 Terenure Road East, Dublin 6, D06 XD29.

t: (01) 490 3201

f: (01) 490 7292

e: [enquiries@jpmdoyle.ie](mailto:enquiries@jpmdoyle.ie)

PSRA Licence: 002264

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