

*21*

Greenfield Park, Dublin 4,  
D04X7H1



*...truly exceptional property.*





# 21 GREENFIELD PARK

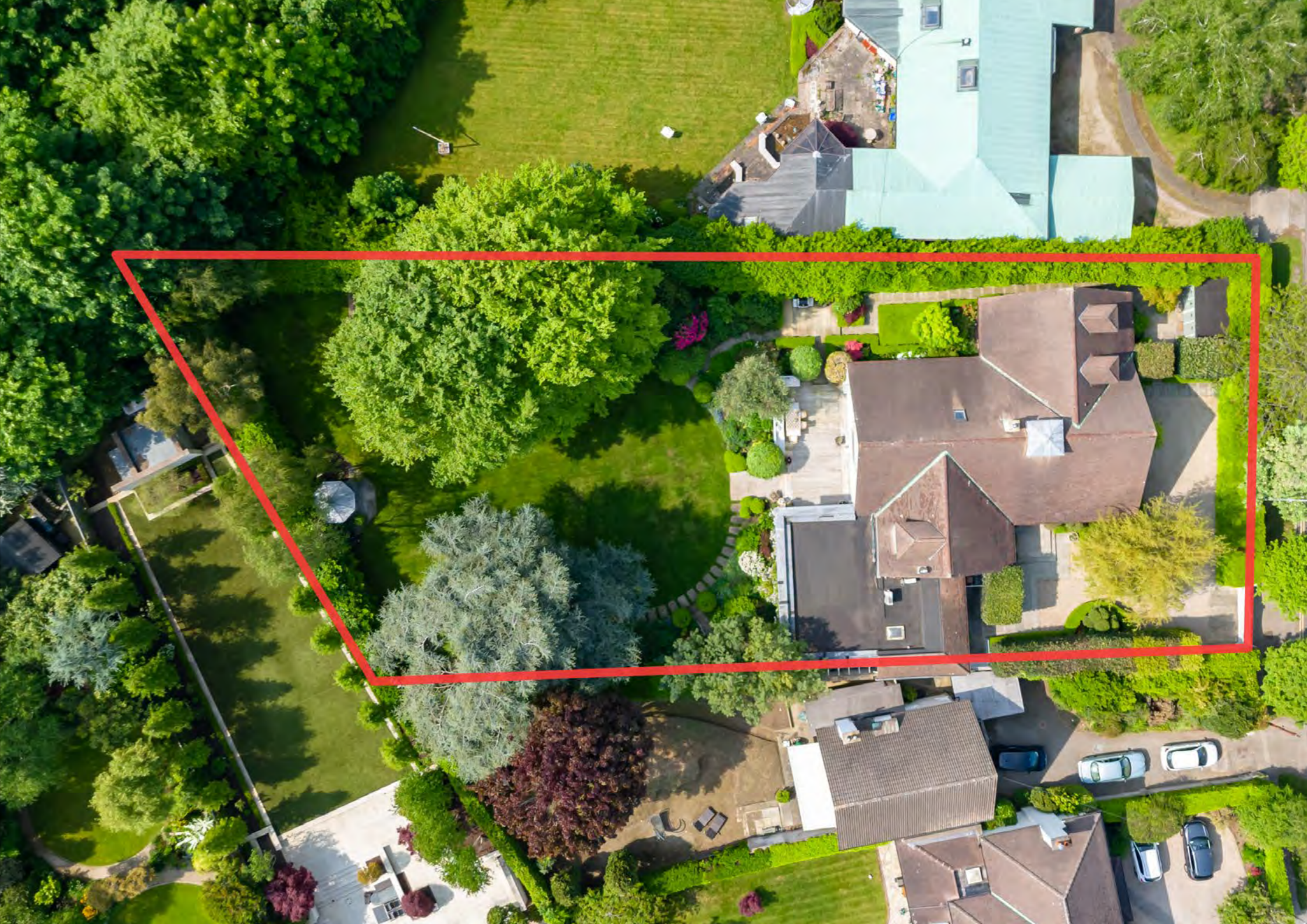
Dublin 4

0.2 HA (0.5 ACRE)

A stunningly impressive modern city residence in the quiet leafy enclave of Greenfield Park, Dublin 4.

No 21 Greenfield Park enjoys the proportions of a Hamptons Style architecture. Designed and upgraded with all the conveniences of a modern home. This home is without doubt an exceptional property which has been tastefully curated, re-designed interior and extended to create the perfect balance of formal and informal comfortable family accommodation. The house is further complemented by outstanding gardens providing a perfect family home without compromise.













# 21 GREENFIELD PARK

Dublin 4

Undoubtedly one of the finest houses on Greenfield Park, a quiet cul-de-sac, one of Dublin 4's Premier Residential Roads. This outstanding family residence extending to approximately 466.8sq.m (5024sq.ft) is a superb example of the Hamptons style Architecture. All the characteristics of a Hamptons style house have been achieved to perfection, with an abundance of light throughout from large picture windows. Crisp mute painted walls, beautifully chosen textiles and furnishing along with an open plan design, soft timber flooring, creating the classical Hamptons Style ambience.

The property has undergone a wonderful stylish refurbishment programme in 2006 to include extending and reconfiguring the existing layout. The outcome is something quite spectacular, a luxurious family home of impeccable style gloriously complemented by landscaped exteriors. This imposing residence is surrounded by extensive private manicured gardens, with a variety of smaller terraces and snug seating areas which are strategically positioned around the garden to make the most of the southerly orientation.

















## Extensive Residential Living

Electric Gates

Gravelled Driveway

Parking for 4 Cars

Impressive Entrance Hall

Guest Powder Room

Formal Drawing Room with French Doors to Gardens

Salon

Wine Cellar

Country Style Kitchen and Dining

Sitting room

Laundry Room, Boot Room

Pantry

Guest Wet Room

Study/Den

Linen Room

4 double bedrooms 3 bathrooms

Principle Bedroom Suite with Double Dressing Rooms and Luxurious Bathroom Suite and with the benefit of Air Condition

GFCH

























# Extraordinary...

## SPECIAL FEATURES

Wonderful example of a Hamptons Style family home.

Outdoor areas effectively become an extension of the home's living space.

Beautifully restored in 2006 by architect Georgina Hutton and curated

by Interior designer Serena Williams – Ellis

Chalon bespoke designed kitchen widely recognised as the finest quality kitchens available, sourced in London.

Floors crafted and sourced by Stonell in London

Jens Diedrich Designed Wine Cellar

Lutron Lighting Designed and Fitted by John Cullen London

All Curtains Sourced by Chelsea Textiles London

Commissioned bespoke Cabinetry and Joinery throughout.

Stunning Mature Manicured Gardens Executed and Designed by Rachel Lamb Garden Design

Al Fresco Dining Area

Veranda and Terrace

Japanese Inspired Garden























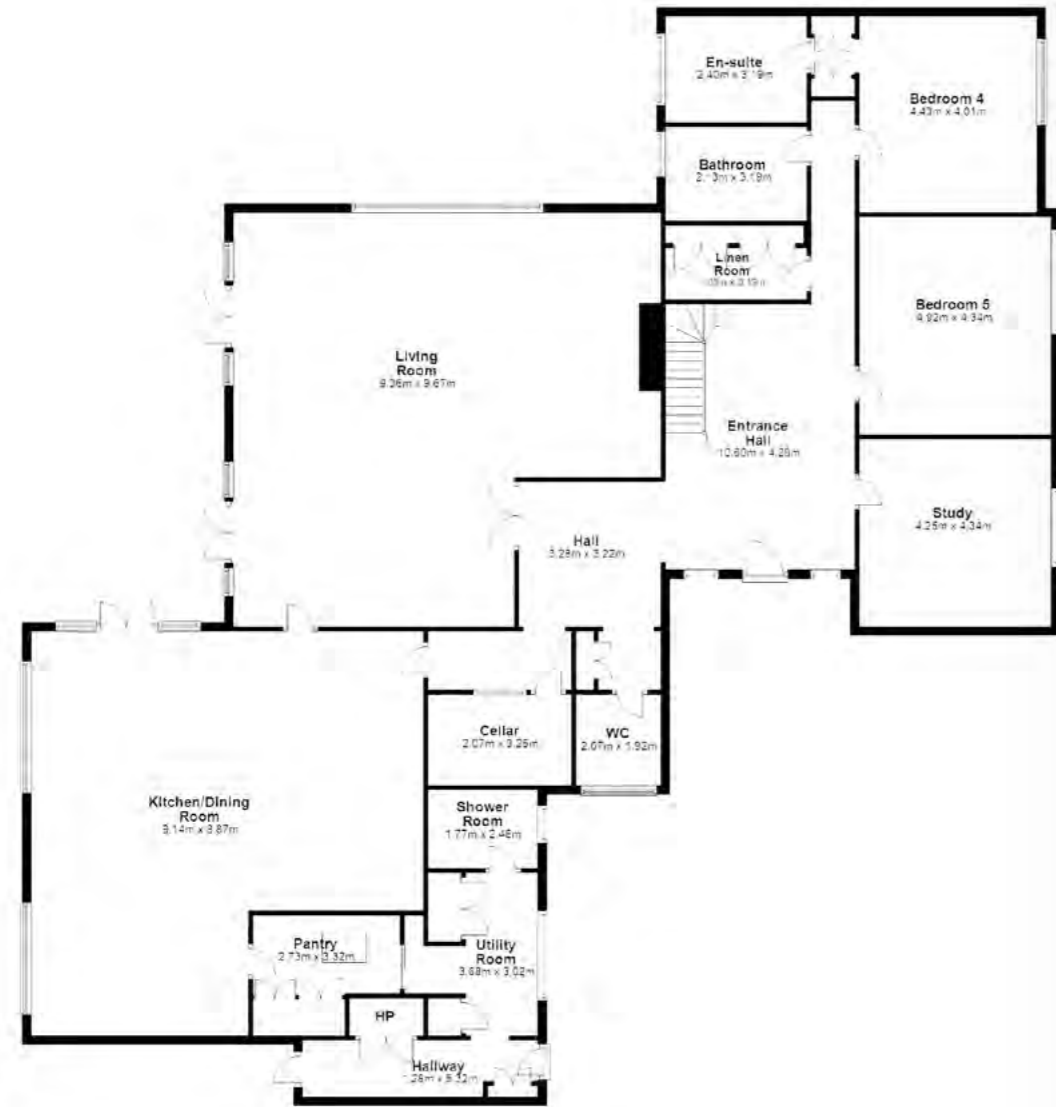








GROUND FLOOR



FIRST FLOOR





# Exceptional Amenities...

## PRIME LOCATION

Greenfield Park is a highly desirable tree lined avenue in this prestigious leafy setting in Dublin 4 with the convenience of being within walking distance of Dublin's Central Business District and St. Stephen's Green together with Merrion Square, Fitzwilliam Square and Molesworth Street.

The villages of Donnybrook and Ballsbridge are a short stroll away with an array of gourmet shops, boutiques, and many restaurants. The Merrion Shopping Centre, St. Vincent's University Hospital are located on Nutley Lane. Blackrock and Frascati Shopping Centres are 5 km and nearby hotels include The Intercontinental, Herbert Park, Dylan, and Radisson Blue St. Helen's.

A wide range of recreational facilities are nearby. Herbert Park, a 32-acre public park with an extensive range of amenities including bowling greens, football pitches, tennis courts and a café. The Royal Dublin Society (RDS) show grounds, the Aviva Stadium, Elm Park Golf & Sports Club and Fitzwilliam Lawn Tennis Club. A wide range of recreational facilities are nearby. Herbert Park, a 32-acre public park with an extensive range of amenities including bowling greens, football pitches, tennis courts and a café. The Royal Dublin Society (RDS) show grounds, the Aviva Stadium, Elm Park Golf & Sports Club and Fitzwilliam Lawn Tennis Club.

Dublin International Airport, accessed via the Port Tunnel with the Blue Airport Coach stopping outside the Merrion Shopping Centre, Merrion Road and RTE (National Broadcasting Service) on the N11. The Dublin Area Rapid Transit system (DART) at Sydney Parade Station, is a 10/12-minute walk ensuring quick and easy access to the city and the coastal suburbs. The LUAS Green Line, Light Rail system at St. Stephen's Green offers speedy access to Dundrum Town Centre.

There is an excellent choice of schools on hand to include Girls: Teresian's (opposite RTE), Muckross College Donnybrook and Loreto College St. Stephen's Green. Boys: St. Michael's College (end of Avenue), Blackrock College, St. Conleth's College. At third level, University College Dublin (UCD) Belfield is within walking distance and Trinity College Dublin (TCD) and Royal College of Surgeons, an easy commute.

## DISTANCES

Dublin International Airport  
24.4km

St Stephen's Green  
4.2km

Ballsbridge  
1.4km

Herbert Park  
1.7km

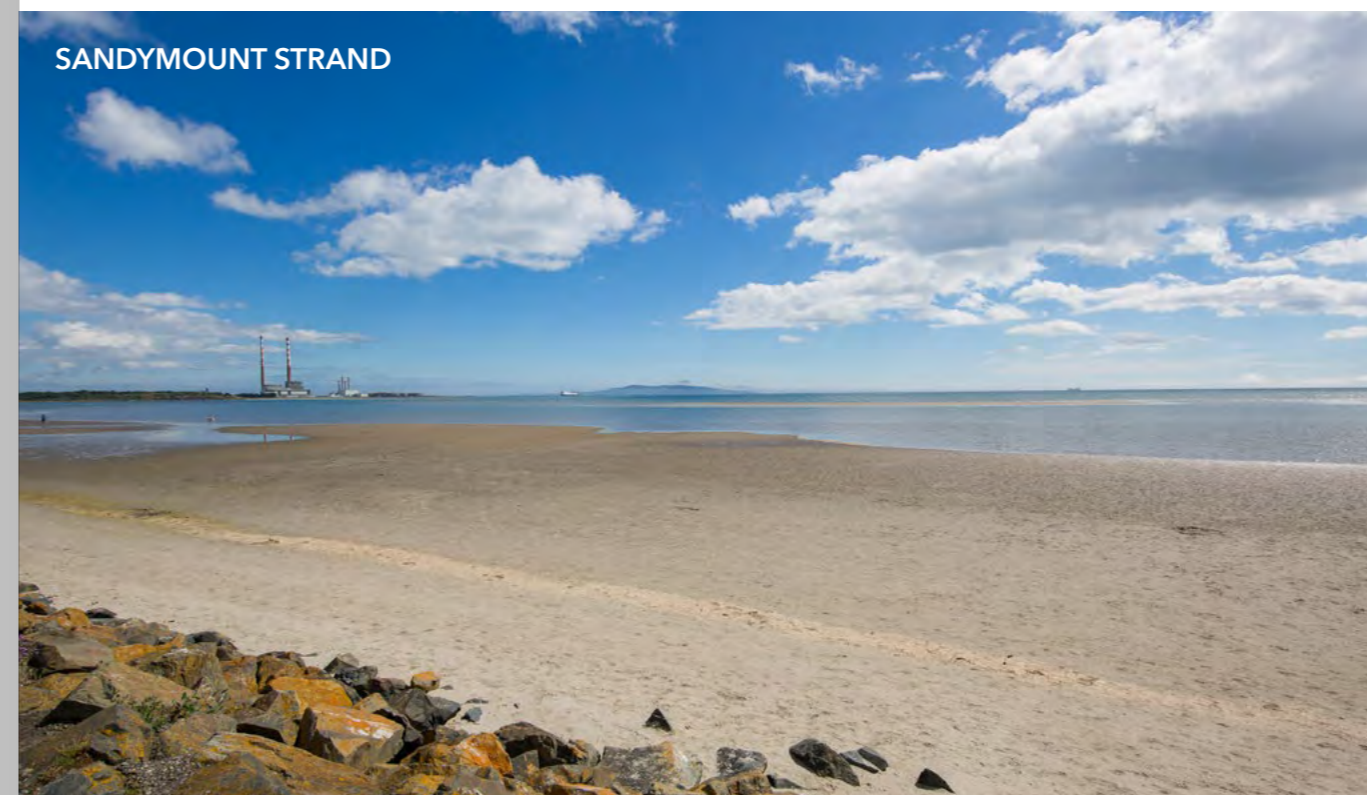
Aviva Stadium  
3.4km

Dun Laoghaire Harbour and  
Yacht Clubs  
8.1km

*\*All distances are approximate.*



HERBERT PARK



SANDYMOUNT STRAND



RDS SHOWGROUNDS



ST. STEPHEN'S GREEN



AVIVA STADIUM



# 21 Greenfield Park

Dublin 4

## Tenure

The property is Freehold.

## Local Authority

Dublin City Council

**BER** C1

[Click for Video](#)

## Contact in Confidence to:

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