



BER D1

145 The Jessop,  
Charlotte Quay Dock,  
Grand Canal Dock,  
Dublin 4

owenreilly

For Sale By Private Treaty



## 145 The Jessop, Charlotte Quay Dock, Grand Canal Dock, Dublin 4.

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### DESCRIPTION

Owen Reilly is delighted to present this attractive, top floor, dual aspect, two-bedroom apartment with attractive views towards Grand Canal Dock and the Aviva Stadium. The living room benefits from a vaulted glass ceiling that floods the room with natural light with access to a generous terrace which is facing west. There is also a terrace off the two bedrooms. One designated parking space is included.

The bright and spacious accommodation comprises hallway, living/dining, galley style kitchen, two double bedroom and a family bathroom. Viewing is highly recommended!!

### LOCATION

This is a vibrant location next door to the soon to be opened Google Campus at Boland Quay on the doorstep of the city centre with an abundance of cafés, restaurants and bars on offer. The area is well served by local bus routes and Grand Canal Dock DART station on Barrow Street is a five minute walk away. Some of Dublin's finest entertainment attractions are all within walking distance including The Bord Gais Energy Theatre, the Aviva stadium and the Convention Centre Dublin. Dublin's premier shops on Grafton Street, St Stephen's Green and Trinity College Dublin are all within strolling distance.

### SPECIAL FEATURES

- Adjacent to Grand Canal Dock
- Close to DART station
- Designated underground parking space
- Excellent location with host of amenities nearby
- Top floor apartment
- View of Aviva Stadium
- Water Views
- West facing

**FLOOR AREA:** 68 Sq. M.

**BER:** D1

### NEGOTIATORS

Owen Reilly & Steven Quinn





## ACCOMMODATION

**Entrance Hallway** (3.00m max x 2.69m max)  
Welcoming hall with storage space and intercom.

**Living room** (4.93m x 4.78m)  
Extremely spacious space with a glass ceiling that floods the rooms with natural light. Access to a large terrace with views of the Grand Canal basin.

**Kitchen** (2.93m x 2.09m)  
Galley style kitchen with a range of fitted units with a fridge, dishwasher, washing machine, oven and hob.

**Bedroom 1** (4.23m x 2.63m)  
Double bedroom featuring built in wardrobes and views of The Aviva Stadium

**Bedroom 2** (4.16m x 2.67m)  
Double bedroom with access to a terrace with views of the Aviva Stadium

**Bathroom** (2.27m x 1.82m)  
Tiled bathroom to include bath with shower unit, WC and WHB.



# owenreilly

Website: [www.owenreilly.ie](http://www.owenreilly.ie)

Email: [sales@owenreilly.ie](mailto:sales@owenreilly.ie)

## City Centre Office

41 Forbes Quay,  
Grand Canal Dock, Dublin 2.

**Ph: 01 677 7100**

## Southside Office

1 Milltown Centre,  
Milltown, Dublin 6.

**Ph: 01 283 0200**

## Dublin 8 Office

4 Camden Market,  
Portobello, Dublin 8.

**Ph: 01 475 1275**

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