

### savills

### About this property

212 Sancton Wood is a spacious, modern two-bedroom fully furnished apartment that perfectly blends style and functionality, located in the highly desirable Heuston South Quarter.

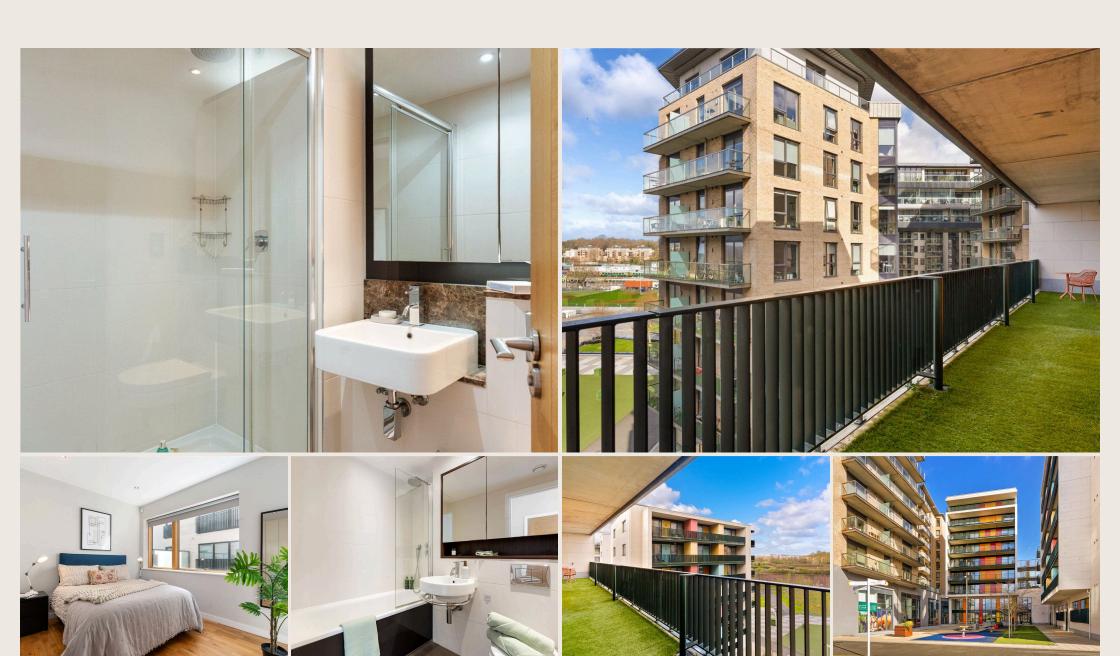
The apartment offers a spacious and light-filled interior. The open plan living and dining area provides an excellent space for both relaxation and entertaining.

The apartment benefits from two generously proportioned bedrooms, both of which enjoy an abundance of natural light, double wardrobe and en-suite. The master bedroom also features private access to a balcony. There is an additional guest bathroom. The interiors are finished to the highest standards, with well-designed built-in storage. In all the accommodation extends to approximately 82 sq m/883 sq ft. A full layout of the accommodation is shown on the adjoining floorplans.

Externally, the apartment enjoys access to a spacious balcony, ideal for outdoor living. The apartment's design ensures that every detail has been thoughtfully considered.





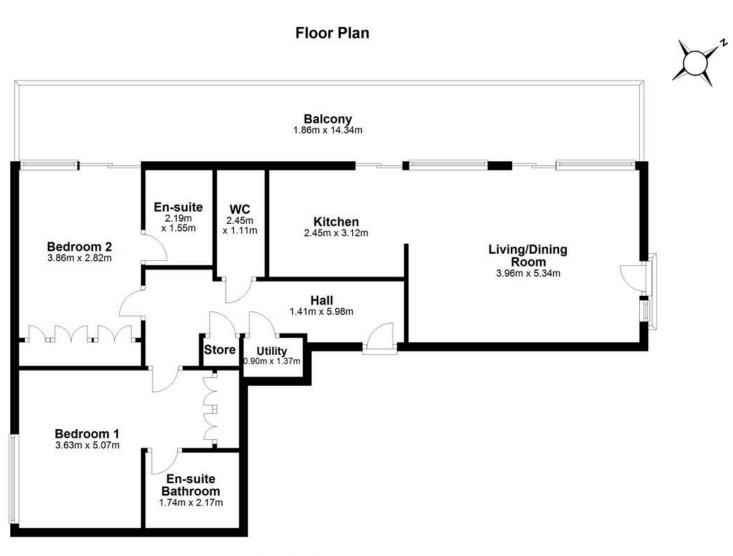




#### Plans

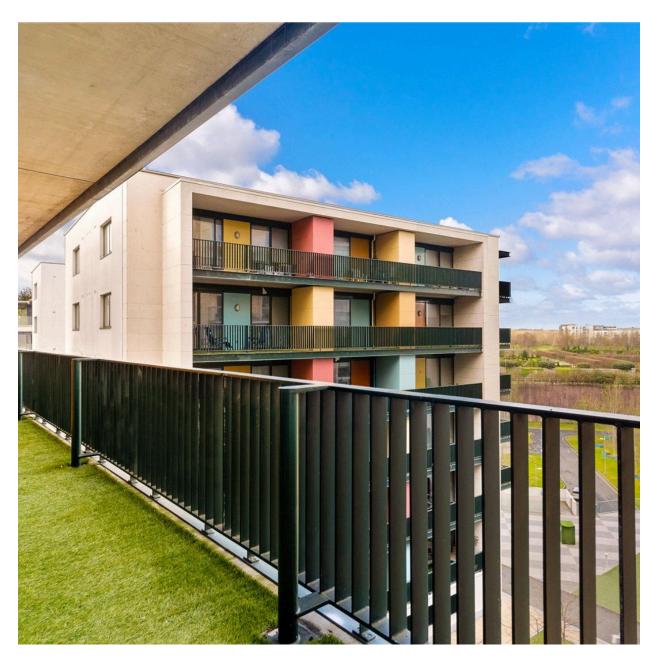


883 sq ft



212 The Sancton Building HSO





#### Local Area

Heuston South Quarters, located in Dublin 8, is a historic and culturally rich area just south of the River Liffey and west of Dublin's city centre. This vibrant district is renowned for its significant landmarks, including Kilmainham Gaol, the Irish Museum of Modern Art (IMMA), and the Phoenix Park. The area is well-served by public transport, including Dublin Bus and the Luas tram service, making it easily accessible. Heuston Station, the main rail hub, is just a few minutes stroll away.





### Property Details

#### **Key Features**

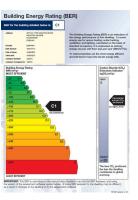
West facing balcony offering views of
The Gardens at the Royal Hospital
Kilmainham
Modern contemporary fourth floor
apartment
Excellent City Centre location
Walking distance of Phoenix Park
A secure underground car parking
space is included

#### **Services & Additional Information**

Central district heating system

#### **BER**

BER Rating = C1





### Enquire





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#### More Information







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#### Viewing strictly by appointment

Property Ref: DUY250031

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