

# FOR SALE BY PRIVATE TREATY

APARTMENT 14, LANSDOWNE WOOD, BALLSBRIDGE, DUBLIN 4



- Two bedroom second floor apartment within an exclusive development
- South west facing balcony
- Secure basement car parking
- Finished to a high specification
- Excellent City Centre location with the DART, bus services and the Aviva Stadium conveniently located on the doorstep

 **KELLY WALSH**  
property advisors & agents

SALES AGENTS

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## LOCATION

Lansdowne Wood is a recently developed exclusive residential development located on Lansdowne Road - one of the most sought after Dublin 4 addresses.

The apartment is situated in the heart of Ballsbridge, with a wide selection of bars, restaurants, cafes and shops. The development is within walking distance of Sandymount Strand and the DART, bus services and the Aviva stadium are also conveniently located on the doorstep.

There is an excellent selection of schools, both primary and secondary within the immediate vicinity. The City Centre is easily accessible from the property along with Shelbourne Park Greyhound Track, Irishtown Stadium and Sean Moore Park.

The apartment is located in one of the most affluent residential locations in Dublin and is only 3km from St. Stephens Green and 1.5km from Sandymount Strand.

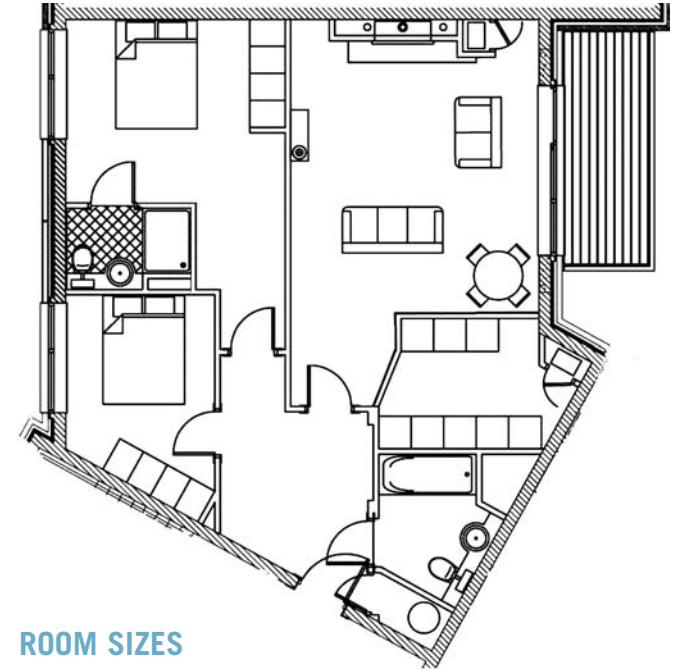
## DESCRIPTION

Apartment 14 is located on the second floor and extends to 82.3sq.m (886sq.ft). The apartment comprises an open plan kitchen/ dining room and sitting room, master bedroom en-suite, second double bedroom and main bathroom.

The apartment has been finished to a high specification which includes a bespoke designer kitchen, sanitary ware by David Chipperfield and full digital and audio systems by Instacom. The apartment also benefits from a sunny south west facing balcony.

Entry to each apartment is linked to a video entry phone and one car parking space is located in the secure underground car park.

There are high performance lifts to all floors within the development and the common areas are landscaped to a very high standard.



### ROOM SIZES

Room	sq.m	sq.ft
Living Room	19	205
Kitchen	16	172
Master Bedroom	18	194
En-suite	3	32
Bedroom 2	10	108
Main Bathroom	5	54
Hall	10	107
Storage	1.3	14
<b>Total</b>	<b>82.3</b>	<b>886</b>

*NOTE: Floorplan not to scale. For reference only.*



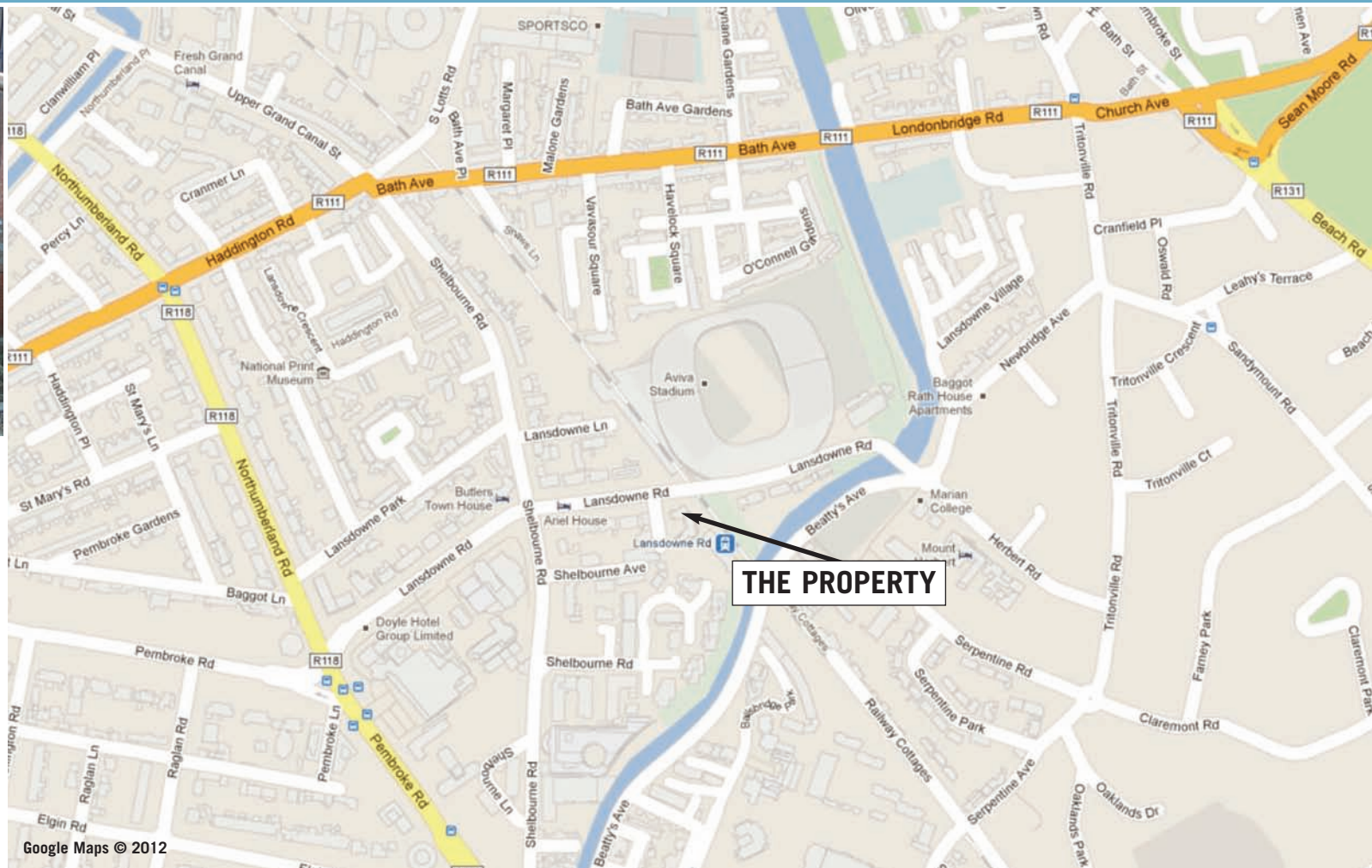
## SALES AGENT

For more information and inspection, please contact **Helena Kelleher/Adam McCormack** at Kelly Walsh Property Advisors & Agents.

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