



33 The Nicholson

Lansdowne Place, Ballsbridge, Dublin 4

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INTERNATIONAL REALTY

33 The Nicholson, Lansdowne Place, Ballsbridge, Dublin 4

Features

- Dublin's most exclusive apartment complex set on the grounds of the former Trinity College Botanic Gardens.
- Ideally located in the heart of Ballsbridge with wealth of amenities on your doorstep.
- Luxuriously appointed second floor two-bedroom apartment.
- Captivating views over the landscaped gardens, with the Victorian houses on Lansdowne Road providing captivating backdrop.
- 24 Hour Concierge Service.
- World Class residential amenities including a lounge, library, business suite, function room, cinema, fitness studio and wellness centre.
- Kitchen and wardrobes by O'Connors of Drumleck.
- Smart lighting in the living room.
- Designated underground, secure car parking.
- Designated secure storage
- Miele appliances.
- Superbly appointed bathrooms with underfloor heating.
- Balcony access from living room and both bedrooms.
- Floor area approx. 85sq.m. / 882sq.ft
- Mechanical ventilation with heat recovery system – Vent Axia.
- Central heating is part of a district heating system with condensing gas boiler.

Lansdowne Place is Dublin's most exclusive apartment development conceived by a world class design team including O'Mahony Pike architects and interiors by Goddard Littlefair. This lifestyle development provides unparalleled living with unprecedented residents amenities in the very heart of Ballsbridge.

No. 33 The Nicholson is ideally positioned on the second floor with a truly delightful outlook, overlooking beautifully landscaped grounds by Bernard Seymour with Victorian houses on Lansdowne Road providing an inspiring backdrop.

This stunning, two-bedroom apartment provides bright, airy bespoke accommodation (approx. 85sq.m. / 882sq.ft.) with exquisite finishes throughout from the engineered Heritage Oak timber floor, kitchen & wardrobes from O'Connors of Drumleck, Miele kitchen appliances, luxuriously appointed bathrooms with underfloor heating, smart control lighting in the living room, floor to ceiling picture windows, nothing has been left to chance.

Residents benefit from international standard amenities with a 24-hour Concierge service. The elegant suite of facilities consists of the lounge, the library, business suite, function rooms, cinema, fitness studio and wellness centre, consisting of a sauna, steam room, changing facilities, bathrooms, relaxation areas and two private treatment rooms.

Ballsbridge is a prestigious and highly sought after residential location just a short 10-minute drive or 20-minute walk from Dublin City Centre. On one's doorstep is a wide range of special shops, restaurants and pubs. The delightful Herbert Park which is a green oasis of over 32 acres is adjacent as is the Aviva Stadium. The DART (light rail system) at Lansdowne Road is also within easy access and there is numerous city bound and cross city bus services available.







Accommodation

Reception Hall: 1.45m x 5.8m (4'9" x 19') with heritage oak timber floor, door into the right into the

Kitchen/Living/Dining: 4.3m x 3.8m (14'1" x 12'6") with continuation of the oak timber floor. The kitchen is very well-fitted with a range of high gloss units comprising presses, cupboards, drawers, siltstone worktop and splashback, one and a half bowl under counter sink in stainless steel, Miele integrated appliances including four ring induction hob, oven, combi oven, fridge/freezer & extractor fan

Living Area: 3.5m x 2.75m (11'6" x 9') with feature floor to ceiling picture window overlooking the beautifully landscaped lawned gardens, with pelmet lighting and door to balcony

Balcony: 3.4m x 2.05m (11'2" x 6'9") with granite paving and commanding views over the landscaped gardens

Utility Room: Comprising Miele washing machine & dryer. Vent Axia MVHR system

Guest Shower Room: Beautifully appointed with large walk-in shower, vanity was hand basin, vanity mirror above, WC, chrome heated towel rail fully tiled walls and stone tiled floor.

Bedroom Suite: 3.7m x 7.75m (12'2" x 25'5") floor to ceiling window with commanding views over the gardens, door out to balcony

Walk in Wardrobe: Dressing room very well appointed with sensor lit open wardrobes and shelving

En-Suite Comprises: bath, telephone shower attachment, separate step in tiled shower with rain head, vanity wash hand basin, drawers underneath, WC, stone tiled floor and walls, chrome heated towel rail.

Bedroom 2: 3.1m x 3.25m (10'2" x 10'8") With built in sensor lit wardrobes, floor to ceiling window overlooking landscaped gardens and door out to balcony

Management Company

Cushman Wakefield

Service Charge

€6,302 per annum

BER Information

BER: A2

BER No.: 116108978

EPI: 49.66 kWh/m2/yr

Eircode

D04 E0X4





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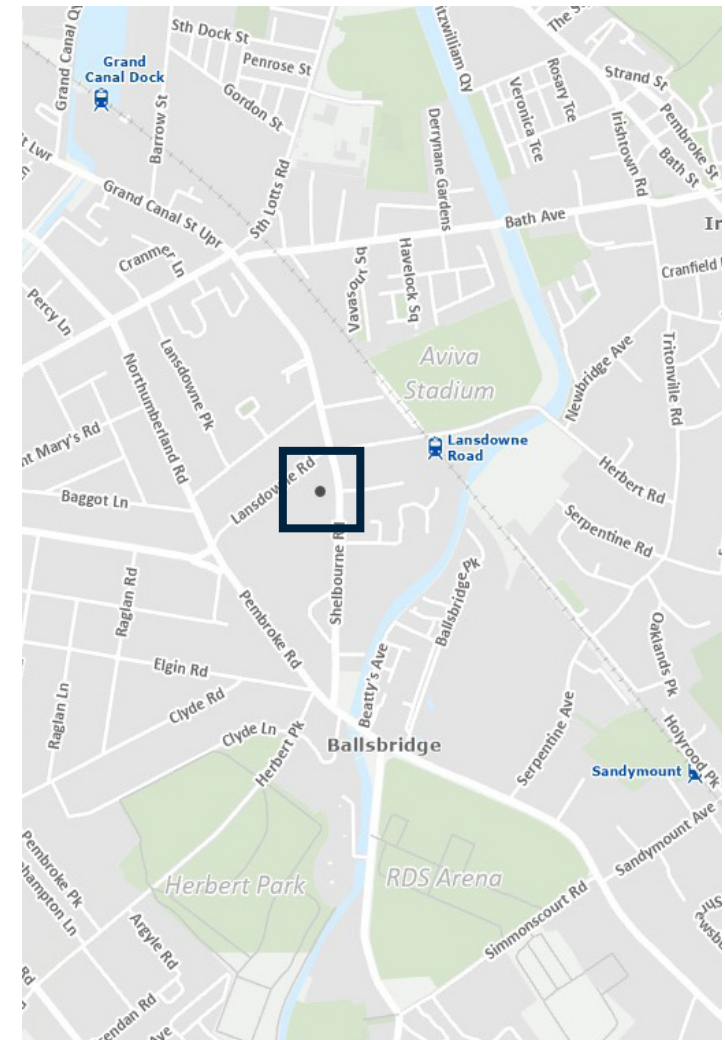
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FLOOR PLAN Not to scale - for identification purpose only.



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