



39 Shrewsbury Square  
Ballsbridge, Dublin 4

Lisney | Sotheby's  
INTERNATIONAL REALTY



## 39 Shrewsbury Square, Ballsbridge, Dublin 4

### Features

- Three-bedroom penthouse apartment.
- Highly convenient & sought after location a short walk to Ballsbridge & Sandymount villages.
- Exclusive gated development with concierge service.
- Delightfully landscaped and well-maintained grounds.
- Large, landscaped roof terrace (37 sqm. / 400 sq.ft.) ideal for summer dining.
- Feature open plan living/kitchen/dining room opening to the roof terrace.
- Direct lift access to two designated underground car parking spaces.
- Bright, airy accommodation.
- Two en-suite bathrooms.
- Gas-fired central heating.
- Floor area approx. 140sqm / 1,506 sq.ft.
- Two storage units in car park.

A unique opportunity to acquire a generous three-bedroom penthouse apartment with a large roof terrace in an exclusive gated development in the heart of Ballsbridge, adjacent to the Sandymount DART.

Apt. 39 is an instantly appealing, well-maintained top floor apartment in this extremely well-managed development which is set in attractively landscaped grounds with a concierge service.

The impressive light-filled accommodation extends to approx. 140 sqm. (1,506sq.ft.) and briefly comprises a feature open plan, dual aspect living/dining/kitchen which opens to the roof terrace, utility room, guest shower room and three bedrooms (two en-suite). The property is further enhanced by direct lift access to two designated underground car parking spaces.

Shrewsbury Square is one of the most sought-after developments in Dublin 4. It is ideally located off Sandymount Avenue, adjacent to the Sandymount DART and a short stroll to both Ballsbridge and Sandymount villages with their host of specialist shops, restaurants, pubs and churches. There is an abundance of recreation amenities in the area including Pembroke Cricket Club, Railway Union Sports Club, Westwood Gym, the RDS, the Aviva, Herbert Park, delightful board walks on Sandymount Strand, Wanderers multi-sports facility on Merrion Road and the River Dodder Greenway which allows one to walk or cycle all the way up to Darty and beyond and also all the way down to the Liffey and the docklands.

There is a wealth of schools within easy reach including, St Michael's College, Teresians, Muckross Park, St. Andrew's College and a number of primary schools in St. Mary's Donnybrook & Star of The Sea.

The QBC and the Merrion Road provides ease of access to St. Stephen's Green and all that Dublin City Centre has to offer.







## Accommodation

**Reception Hall:** 4.25m x 3.3m (13'11" x 10'10") with marble floor, picture rail, Velux rooflight, glazed panel Cherrywood double folding doors to

**Living/Dining Room:** 7.95m x 5.45m (26'1" x 17'11") triple aspect room with tiled floor, modern fireplace, doors to roof terrace

**Kitchen:** 4.75m x 3.8m (15'7" x 12'6") (max measurement) very well fitted Siematic kitchen with extensive range of cream high gloss units comprising cupboards, drawers, quartz worktop with one and a half bowl under counter sink units, 5 ring Gaggenau gas oven, Gaggenau extractor hood over, Gaggenau integrated appliances including double oven, steam oven, coffee dock, microwave, display cabinets, pelmet lighting, centre island with quartz worktop which also serves as a breakfast bar

**Bedroom 1:** 4.5m x 4.2m (14'9" x 13'9") dual aspect room, separate built in wardrobes, door to

**Ensuite:** shower room comprises step in shower, vanity wash hand basin, wc, tiled floor, fully tiled walls, chrome heated towel rail

**Bedroom 2:** 5.55m x 3.1m (18'3" x 10'2") (including ensuite & wardrobes), door to

**Ensuite:** with step in tiled shower, vanity wash hand basin, wc, tiled floor, fully tiled walls, chrome heated towel rail

**Bedroom 3:** 2.6m x 4.6m (8'6" x 15'1") included built in wardrobes.

**Cloakroom:** door into

**Utility Room:** with stacked washer/dryer, door into

**Guest Shower Room:** with step in tiled shower, wc, pedestal whb, tiled floor, fully tiled walls, chrome heated towel rail

**Patio:** 7.95m x 3.3m (26'1" x 10'10") northeast

**Outside:** As previously mentioned, the large private landscaped roof terrace (7.95m x 3.3m / 26'1" x 10'10") is a particular selling feature and is ideal for al fresco dining in the summer months.

## BER Information

BER: C2. BER No: 104756416.

EPI: 195.84 kWh/m<sup>2</sup>/yr.

## Eircode

D04 XK51

## Management Company

Bespoke

## Service Charge

€11,102 per annum





SHREWSBURY SQUARE

FLOOR PLAN Not to scale - for identification purpose only.

OFFICES

103 Upper Leeson Street,  
Ballsbridge, Dublin 4,  
D04 TN84.  
T: 01 662 4511  
E: ballsbridge@lisneysir.com

51 Mount Merrion Avenue,  
Blackrock, Co. Dublin,  
A94 W6K7.  
T: 01 280 6820

8 Railway Road, Dalkey,  
Co. Dublin, A96 D3K2.  
T: 01 285 1005

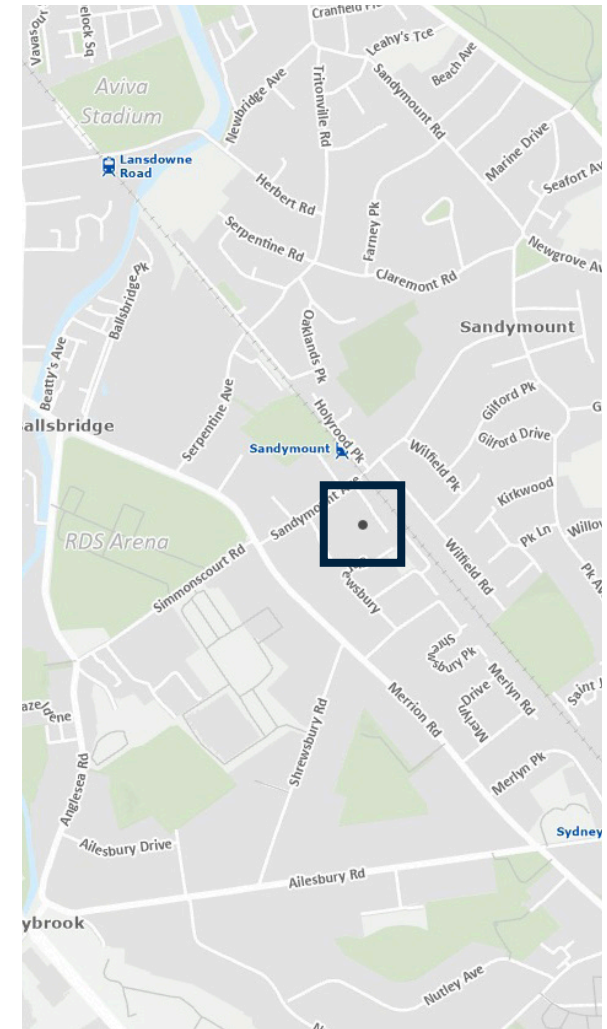
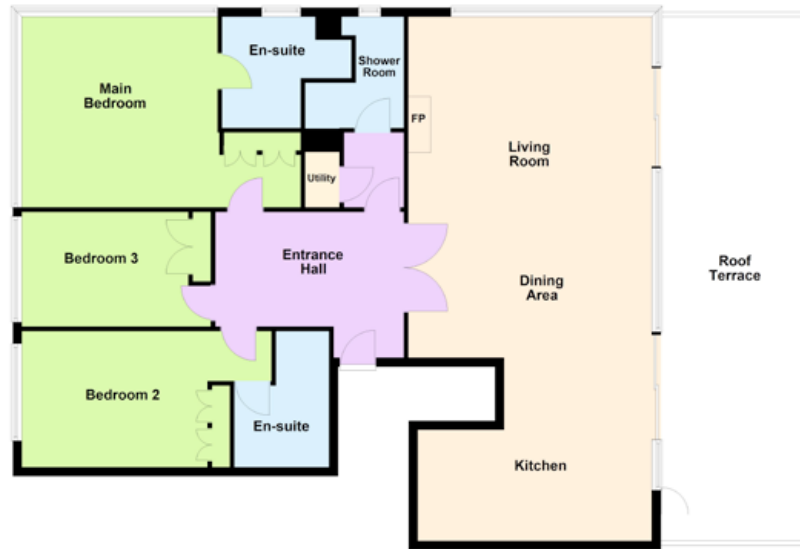
29 Dunville Avenue,  
Ranelagh, Dublin 6,  
D06 K283.  
T: 01 662 4511

St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2,  
D02 PH42  
T: 01 638 2700

1 South Mall,  
Cork, T12 CCN3  
T: 021 427 8500



lisneysir.com



Copyright © Talte Eirreann - Surveying  
Licence No. CTAL50423539

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.





© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's  
INTERNATIONAL REALTY