

For Sale: Pre 63 Investment Opportunity

7 Herberton Park, Rialto, Dublin 8



Property Highlights

- Excellent investment opportunity situated in Herberton Park, a well sought after cul de sac in close proximity to Rialto Village, Dublin 8.
- The property comprises an elegant redbrick mid-terraced property with feature bay windows and ample off street parking.
- The property provides 5 self contained studio flats which are fully let and producing a rental income of €43,140 per annum.
- The 5 flats extends over 126.84 sq m (1,364 sq ft).
- 450 metres south of the Rialto LUAS stop.
- BER range G-E1
- BER No. 111409629
- BER EPI: 63.97 kgCO₂ /m²/yr

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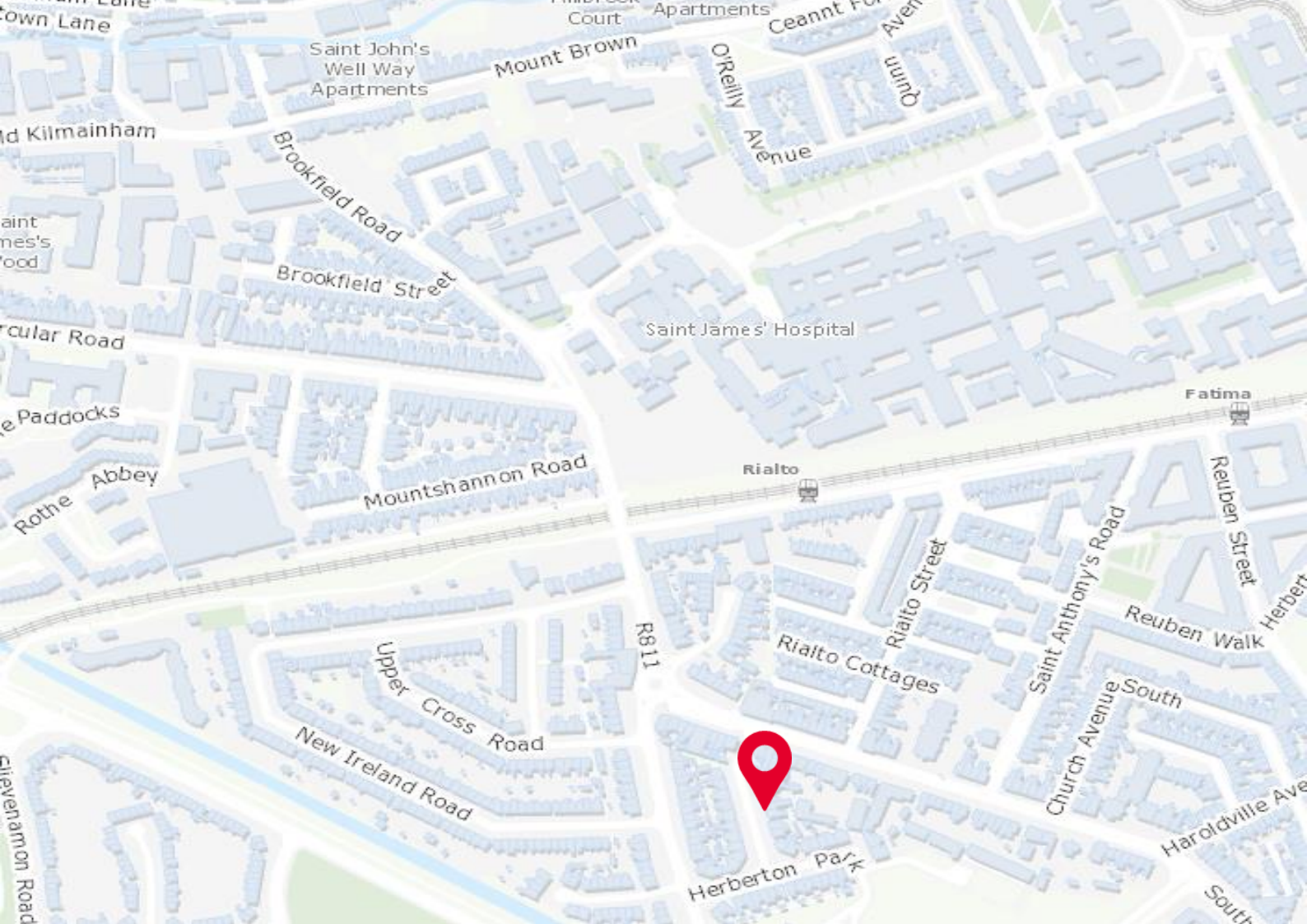
Location

The property is located in the Herberton Park estate, in close proximity to the Grand Canal. Herberton Park is ideally positioned in close proximity to Rialto village and its host of local shops and amenities. It is approximately 450 metres south of the Rialto LUAS stop. The area is also well served by bus routes to the city centre. Harold's Cross Portobello are situated nearby. The property is located within walking distance of St. James's Hospital and the new National Children's Hospital Development.

Description

The property comprises a mid terraced two storey red bricked building providing 5 self contained studio flats. There is a car parking space provided to the front of the property and a sunny yard to the rear. The tenants benefit from a communal washing machine service that collects an extra income for the landlord. The property is in good decorative order throughout and features a large skylight in the main stairwell allowing an abundance of natural light fill the property.





Schedule of Accommodation

Flat Number	Sq M	Sq Ft
1	21.53 sq m	231.74 sq ft
2	22.1 sq m	237.88 sq ft
3	24 sq m	258.33 sq ft
4	28.44 sq m	306.12 sq ft
5	30.77 sq m	331.2 sq ft

BER details



BER Range: G-E1
 BER No. 111409629
 BER EPI: 63.97 kgCO₂ /m²/yr

Title

We understand that the property is held under a freehold title.

Guide Price

Seeking offers in excess of €550,000

Tenancy

All five bedsits are let to private individuals. The current passing rent is €43,140 per annum. The landlord benefits from extra income from a coin operated washing machine used by the tenants on a daily basis.

Any intended purchaser will need to satisfy themselves as to the exact area of the subject property.

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