

FOR SALE

Prestigious Office & Two Mews in One of Dublin's most sought-after locations



THE
LANSDOWNE
COLLECTION

14 LANSDOWNE ROAD,
91 & 92 LANSDOWNE PARK
DUBLIN 4

THE LANSDOWNE COLLECTION



PROPERTY SUMMARY



Prime opportunity to acquire a magnificent Georgian building in the heart of Ballsbridge as well as two no. large mews.



14 Lansdowne Road is a prestigious three storey mid terrace period building extending to 312 sq. m (3,359 sq. ft)



The two vacant Mews at 91 & 92 Lansdowne Park to the rear each extend to approximately 98 sq. m (1,058 sq. ft)



One of Dublin's most sought-after locations sitting in a prime position in Ballsbridge, Dublin 4.



The asset is being offered for sale with vacant possession of the entire.



Freehold title.



The Lansdowne Collection is available for sale separately or in entire collection.



14 Lansdowne Road



91 Lansdowne Park



92 Lansdowne Park



Entire Collection



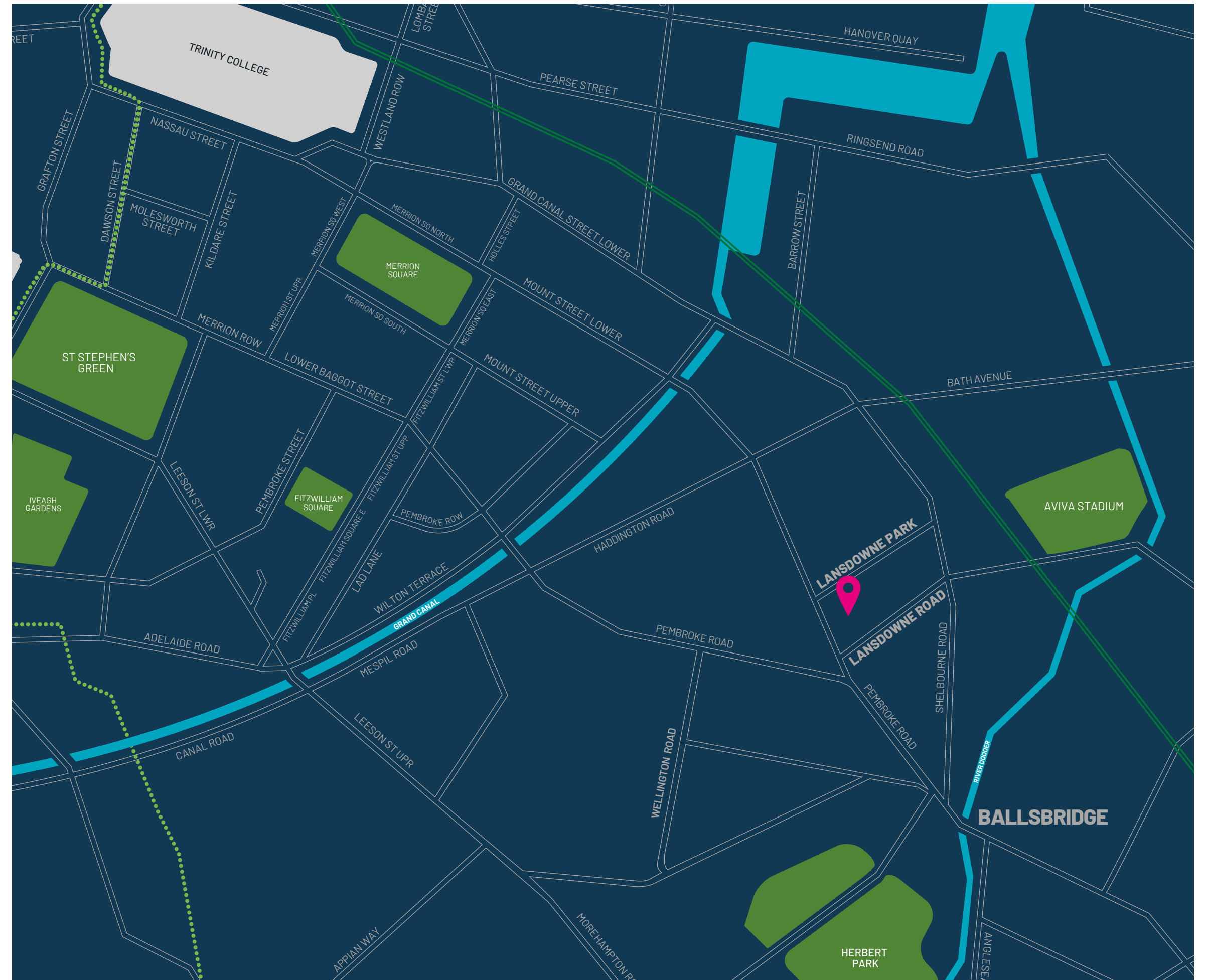
Guide price: POA.

LOCATION

Situated in one of Dublin's most prestigious and well-established locations, the properties boast an exceptional location in the heart of Ballsbridge, Dublin 4.

This famed location is within easy walking distance of a range of transport links. Lansdowne Road DART Station is within a 5-minute walk, providing easy access to the city centre and coastal suburbs, while numerous Dublin Bus routes serve the area. Major commercial hubs, including the IFSC, Grand Canal Dock, and Dublin's central business district, are also easily accessible on foot or bicycle.

There are various amenities within walking distance, including the Ballsbridge core and Baggot Street Upper. The surrounding area benefits from a wide range of facilities such as café's, restaurants, pubs and hotels while the Aviva Stadium is also a short walk away. Surrounding occupiers include a mix of embassy, office, medical and residential uses.



14

LANSLOWNE ROAD

DUBLIN 4

14 Lansdowne Road is a three-storey, mid-terrace period property of approximately 312 sq. m (3,359 sq.ft) net internal area. The property has most recently been in use as office space by a solicitors practice and presents in excellent condition. The exterior is particularly striking, with an attractive red brick façade enhanced by mature ivy. Internally, the property opens into a magnificent entrance hall, accessed through glazed double doors framed by a sweeping arch. The space is filled with natural light and benefits from high ceiling heights. It also benefits from a generous front and rear garden, with highly sought-off street car parking to both the front and rear.

The property retains a wealth of original period features throughout, including ornate ceilings, decorative plasterwork, sash windows, and features fireplaces and traditional joinery. To the rear, a light-filled extension with a glazed roof lantern provides further accommodation, opening directly to the garden.

On the upper floors, there is a series of spacious rooms of generous proportions and natural light, many overlooking greenery to the front and rear.

14 Lansdowne Road was most recently utilized as offices, however the property could be readily convertible to residential, subject to planning permission.



91&92

LANSLOWNE PARK DUBLIN 4

91 & 92 Lansdowne Place Mews to the rear is accessed off Northumberland Road and comprises two self-contained, two storey mews of approximately 98 sq. m (1,054 sq. ft) gross internal area. Both properties are four-bedroom, four-bathroom, terraced houses with a suntrap rear garden with 1 parking space each to the front.

Internally the properties are finished to a high standard, with a bright and contemporary interior throughout. Both briefly comprise open plan kitchen dining, a large living room, four bedrooms (two en-suits), and a family bathroom.







THE LANSDOWNE COLLECTION



SCHEDULE OF ACCOMMODATION

PREMISES	FLOOR AREA (SQM)	FLOOR AREA (SQ. FT)
14 Lansdowne Road*	312 sq. m (NIA)	3,359 sq. ft (NIA)
91 Lansdowne Park	98 sq. m (GIA)	1,054 sq. ft (GIA)
92 Lansdowne Park	98 sq. m (GIA)	1,054 sq. ft (GIA)
Entire	508 sq. m	5,468 sq. ft

* 14 Lansdowne extends to approx 330 sq. m (3,562 sq. ft) GIA
Any intending purchaser will need to satisfy themselves as to the exact floor areas.

AVAILABILITY



14
Lansdowne Road



91
Lansdowne Park



92
Lansdowne Park



Entire
Collection

TENANCY

The entire comes with the benefit of vacant possession.

VAT

No VAT is applicable on the sale.

STAMP DUTY

Payable at 7.5% on the purchase price of 14 Lansdowne Road. However, if the property is converted to residential use, then at least 6% of the stamp duty paid on acquisition can be reclaimed from the Revenue Commissioners prior to any residential conversion works being carried out, as long as the property reverts to its original residential use within 2.5 years from date of acquisition.

TITLE

We understand the property is held under freehold title

BER

14 Lansdowne Park is a protected structure and is therefore exempt from the requirement of a BER Rating

BER EXEMPT

91 Lansdowne Park

BER C1

92 Lansdowne Park

BER D1

VIEWINGS

All viewings are strictly by appointment through the sole selling agents.

SOLICITORS

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SELLING AGENTS

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Conditions to be noted: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property are to be relied on as a statement of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract for sale, the latter shall prevail.