

LEESON MEWS

41 LEESON PLACE
DUBLIN 2

Spectacular mews with a luxury finish featuring
extensive fine wood and marble





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Oakmount are proud to present 41 Leeson Place to the market for sale.

Designed to maximise light and space on all floors, this stunning 4 bed with study mews home of approx. 186 sq. m (2,000 sq. ft) comprises a spectacular split level ground floor newly constructed mews house in the heart of Georgian Dublin. With the added benefit of off street parking and excellent city garden this home offers modern and contemporary living.

The light filled ground floor contains an open plan space that includes a large living room connecting to a generous double height bespoke kitchen / dining area with solid oak floors throughout.

High performance aluminium double doors from the kitchen open out to a Wicklow granite mews courtyard garden with selected planting that provides additional space for entertaining outdoors. High performance aluminium windows and sliding doors by Raynaers provided to the new build extensions, with slimline roof lights installed throughout.





The ground floor accommodation is completed with a stunning shower room and a home office, which could also be used as a fifth bedroom.

The custom made stairs leading to the first floor is lined in oak with a bespoke designed handrail and balustrade. The impressive craftsmanship and clever use of the area creates great storage and a smart display unit, making a feature of the hallway.

Upstairs there are four bedrooms, all doubles, one is ensuite, while a family bathroom completes the accommodation. The bedrooms and hallway are fitted out using the same high quality oak as for the kitchen and pantry, while double glazed, steel framed windows with glazing bars have been installed to the first floor bedrooms, which is in keeping with the historic building façade.

The three bathrooms feature marble topped vanity units and mirror fronted storage, with luxurious white sanitaryware throughout. Limestone Honed finish stone large format stone tiling provides the wall and floor surfaces while soft LED general and task lighting illuminates the spaces.



One will only be impressed with the craftsmanship and style.

Luxurious Specification

Construction

- Construction in the historic mews building is in line with traditional building techniques with a pitched roof finished in Bangor Blue slates.
- New build elements are built in masonry construction with exposed, fairfaced concrete roof to the extension at the rear and a green roof to the flat-roofed sections.
- All parts of the mews are built to the highest specification.

Lighting

- Recessed LED light fittings used generally. Surface-mounted fittings provided to the concrete ceiling in the kitchen, complementing the concrete Copain pendant light fittings over the kitchen island and dining table.
- All lighting fully controllable to user's tastes.
- 5 amp sockets provided throughout

Flooring

- Pale oak herringbone flooring provided to all living, kitchen and dining areas, as well as to all bedrooms and circulation zones, tying in with the oak kitchen, pantry and built-in furniture generally.
- Limestone-Honed finish stone tiling installed to the downstairs shower room, master ensuite and the family bathroom.

Kitchen & Pantry Unit

- The bespoke kitchen and pantry unit have been manufactured and fitted by Pure Fitout using the highest-grade oak finish to perfectly complement the herringbone floors.
- The sleek, handle-less design ensures clean lines while the robust, custom-made concrete countertop perfectly offsets the warmth of the wood that supports it.
- The Siemens appliances include a top of the range 5-ring ceramic black glass gas hob, a retractable, counter-mounted, downdraft extract hood to maintain the kitchen's clean lines, microwave oven, a single oven which boasts an 'EcoClean' programme and an open-assist dishwasher complete with adjustable racks to fit awkward long-stemmed glasses.
- 90cm fridge drawers provide convenient cold storage in the kitchen while the 2no. full-size fridge-freezers in the pantry unit will cater for the rest.
- The kitchen contains two separate stainless steel sinks, chrome mixer tap, two large fully-integrated full-height bins, pop-up sockets with USB outlets and a concrete splashback to match the countertop.
- The pantry unit, in addition to the fridges, contains a washer, dryer, utility sink, integrated LED lighting and storage, all of which can be hidden away behind the sliding folding oak doors.

Bedroom Wardrobes and living storage.

- The living room, bedrooms & hallways are fitted out using the same high-quality oak as for the kitchen and pantry.
- Storage features include a generous selection of hanging and shelving spaces along with integrated drawer packs.
- The door design is largely handle-less to again provide for the clean lines found throughout.

Bathrooms

- Bathrooms feature marble-topped vanity units and mirror-fronted storage, with luxurious white sanitaryware throughout.
- Limestone-Honed finish stone large format stone tiling provides the wall and floor surfaces while soft LED general and task lighting illuminates the spaces.

Stairs

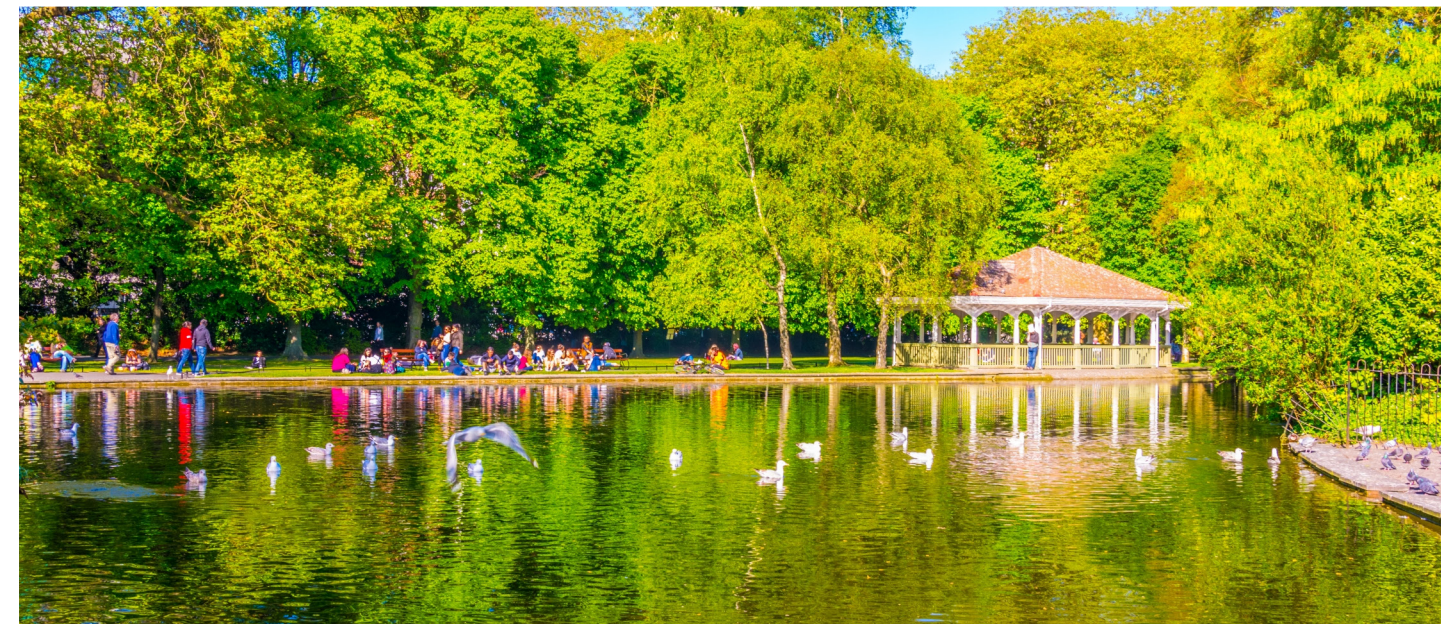
- The custom-made main stairs and kitchen stairs are both lined in oak to match the flooring generally with custom-designed, painted steel handrails and balustrades.



41 Leeson Place is uniquely situated in the City Centre within a 10 minute walk from St. Stephens Green, Dublin's prime city retail area that includes Grafton Street, Temple Bar, Trinity College and the Royal College of Surgeons.

Ideally located within easy reach of the Dublin financial, business, shopping, leisure and entertainment centres, the property benefits from an abundance of excellent schools closeby including The Institute of Education, Loreto College and C.U.S.

Leeson Place is beside the Grand Canal and shares its neighbourhood with the desirable villages of Ranelagh and Portobello, both within a short walk. There are excellent transport links just a few minutes walk away to include multiple bus routes on Leeson Street, South Circular Road, and Camden Street while the LUAS Green line at Harcourt services Dublin's South side and Cross City.



Centrally Linked



LUAS

5 minute walk to Charlemont Station providing access across the city



Dublin Bus

Numerous buses run along Leeson Street's Quality Bus Corridor including routes 11, 46a, 46e, 118, 145 and 155



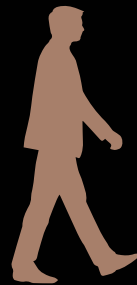
Train

Both Pearse Street and Tara Street stations are within walking distance

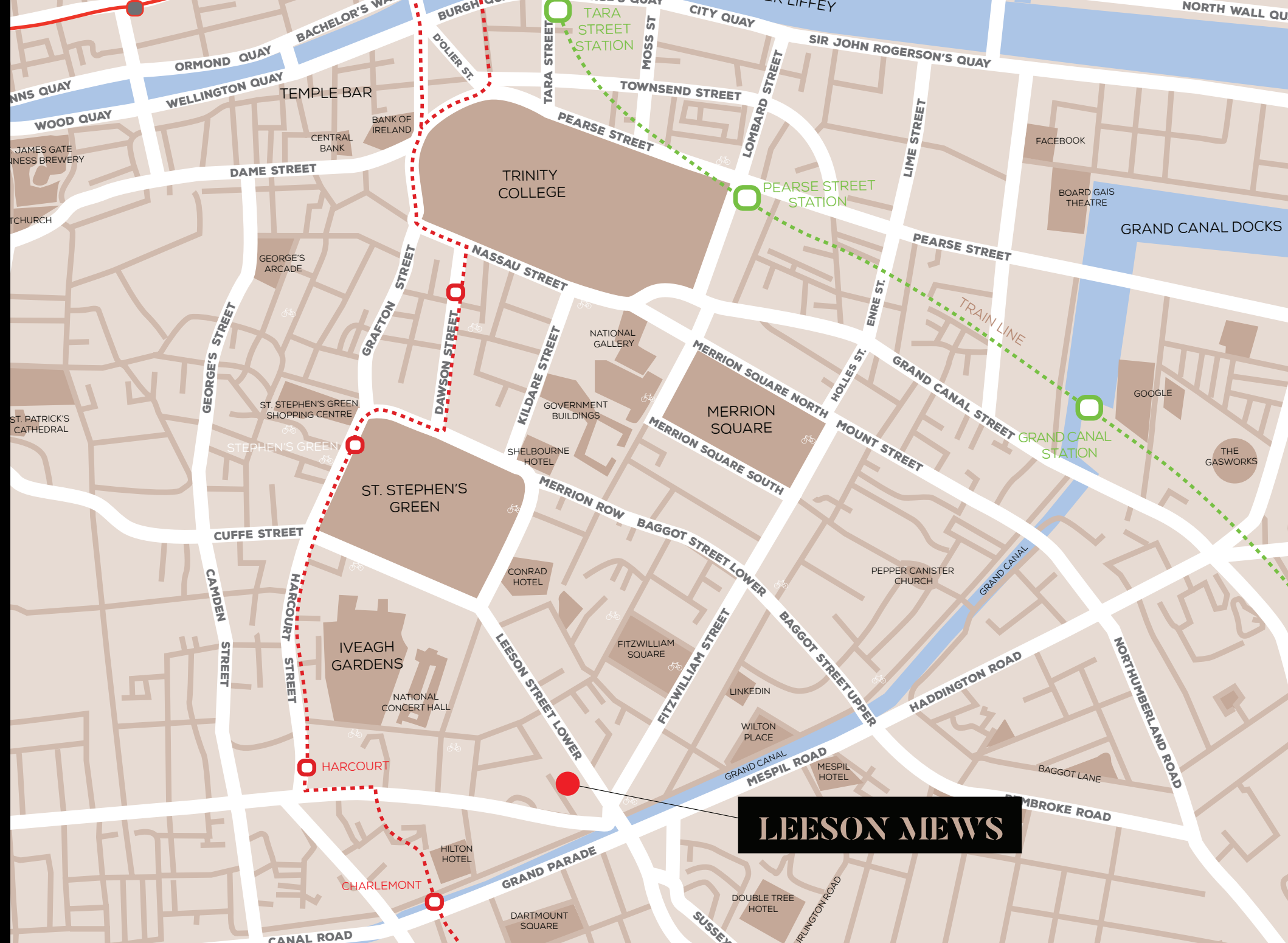


Dublin Bikes

There are three bike stations close by on Hatch Street, Fitzwilliam Street and Pembroke Street

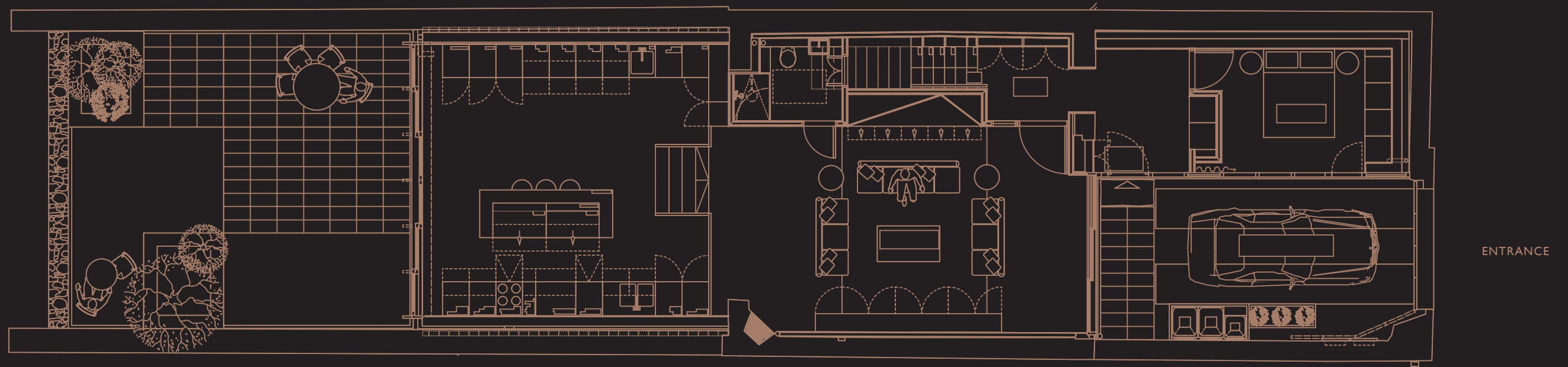


- 2 mins GRAND CANAL
- 5 mins ST. STEPHEN'S GREEN
- 7 mins ST. STEPHEN'S GREEN LUAS
- 7 mins IVEAGH GARDENS
- 9 mins SHELBOURNE HOTEL
- 12 mins GRAFTON STREET
- 15 mins TRINITY COLLEGE
- 15 mins PEARSE ST. STATION



Floor Layouts

Ground Floor



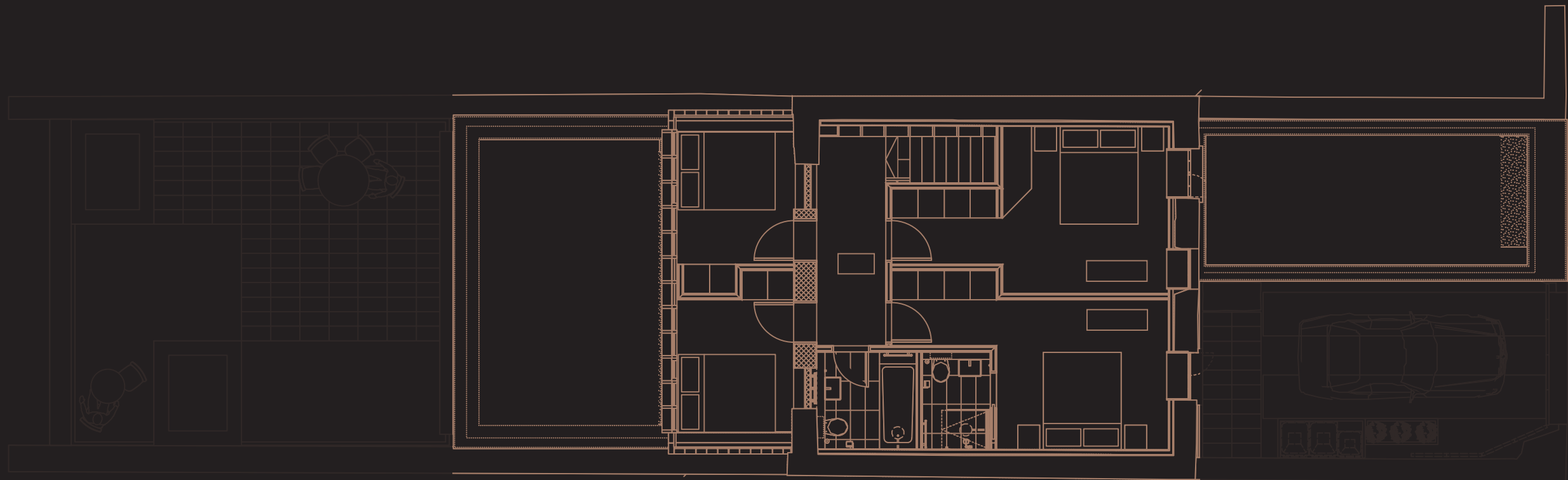
ENTRANCE



Note: All areas are approximate and exclude terraced areas.
Room layouts, positions and details are subject to final revision.
Furniture shown for indicative purposes.

Floor Layouts

First Floor



Note: All areas are approximate and exclude terraced areas.
Room layouts, positions and details are subject to final revision.
Furniture shown for indicative purposes.

A DEVELOPMENT BY

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FAÇADE

Nolan Facades

PLANNING ARCHITECT

O'Neill Architects

BER RATING

Exempt

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