



BER B2

33 Hanover Riverside,  
Grand Canal Dock, Dublin 2

owenreilly

For Sale By Private Treaty



## 33 Hanover Riverside, Grand Canal Dock, Dublin 2

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### DESCRIPTION

Stylish, west facing, two bedroom, two bathroom apartment boasting a sun filled, spacious interior, designated parking space and fantastic views of the Liffey and Diving Bell. Number 33 is located on the 5th floor of the upmarket Hanover Quay development ideally located in the heart of the fashionable Grand Canal Dock neighbourhood adjacent to the Marker Hotel and the Grand Canal Theatre with an abundance of social and sporting amenities on the doorstep. The accommodation comprises an entrance hallway with storage closet, open plan living/dining room with floor to ceiling windows, fully fitted kitchen, utility room, two double bedrooms, master ensuite and main bathroom. Secure bicycle storage room at basement level. Award winning internal landscaped garden.

### LOCATION

Hugely sought after location in the heart of Grand Canal Dock, one of Dublin's most fashionable and vibrant city districts. The city centre, Ballsbridge, the IFSC and Sandymount are all within walking distance while the DART and LUAS provide easy access to the rest of the city. Grand Canal Dock is also home to major employers such as AirBnB, HSBC, Google, Facebook and McCann Fitzgerald.

### SPECIAL FEATURES

- Turn-key condition
- West facing terrace with water views
- In the heart of Grand Canal Dock
- Gas fired under-floor heating system
- Secure parking space
- Convenient to the city centre
- Management charges €2,220 p.a.

### OTHER

Floor area: 83.5 Sq. M.  
BER: B2

### NEGOTIATORS

Viewing by appointment only with Owen Reilly and Steven Quinn



## ACCOMMODATION

### Hall (4.41m x 1.41m)

Inviting L-shaped entrance hallway with a marble floor, storage closet and a video intercom.

### Living/dining room (5.74m x 3.81m)

Spacious, light filled room featuring a marble floor and access to a west facing terrace with fantastic views of the Diving Bell, Convention centre and the Liffey.

### Kitchen (2.2m x 2.34m)

Contemporary kitchen featuring a range of fitted units with integrated appliances, solid granite worktops and a tiled floor.

### Utility & Hot press (3.83m x 2.28m)

Tiled Floor with washer/dryer.

### Master bedroom (6.37m x 2.94m)

Generous double bedroom featuring built in wardrobes, timber flooring and a view of the River Liffey & Diving Bell

### Ensuite (2.41m x 2.15m)

Stylish en-suite featuring a whb, wc, shower cubicle and a fully tiled wall and floor.

### Bedroom two (3.82m x 2.83m)

Double bedroom featuring built in wardrobes and timber flooring.

### Bathroom (2.32m x 1.72m)

Contemporary bathroom featuring a white three piece suite and a fully tiled floor.



# owenreilly

## City Centre Office

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