

CANON HALL

Dublin Docklands

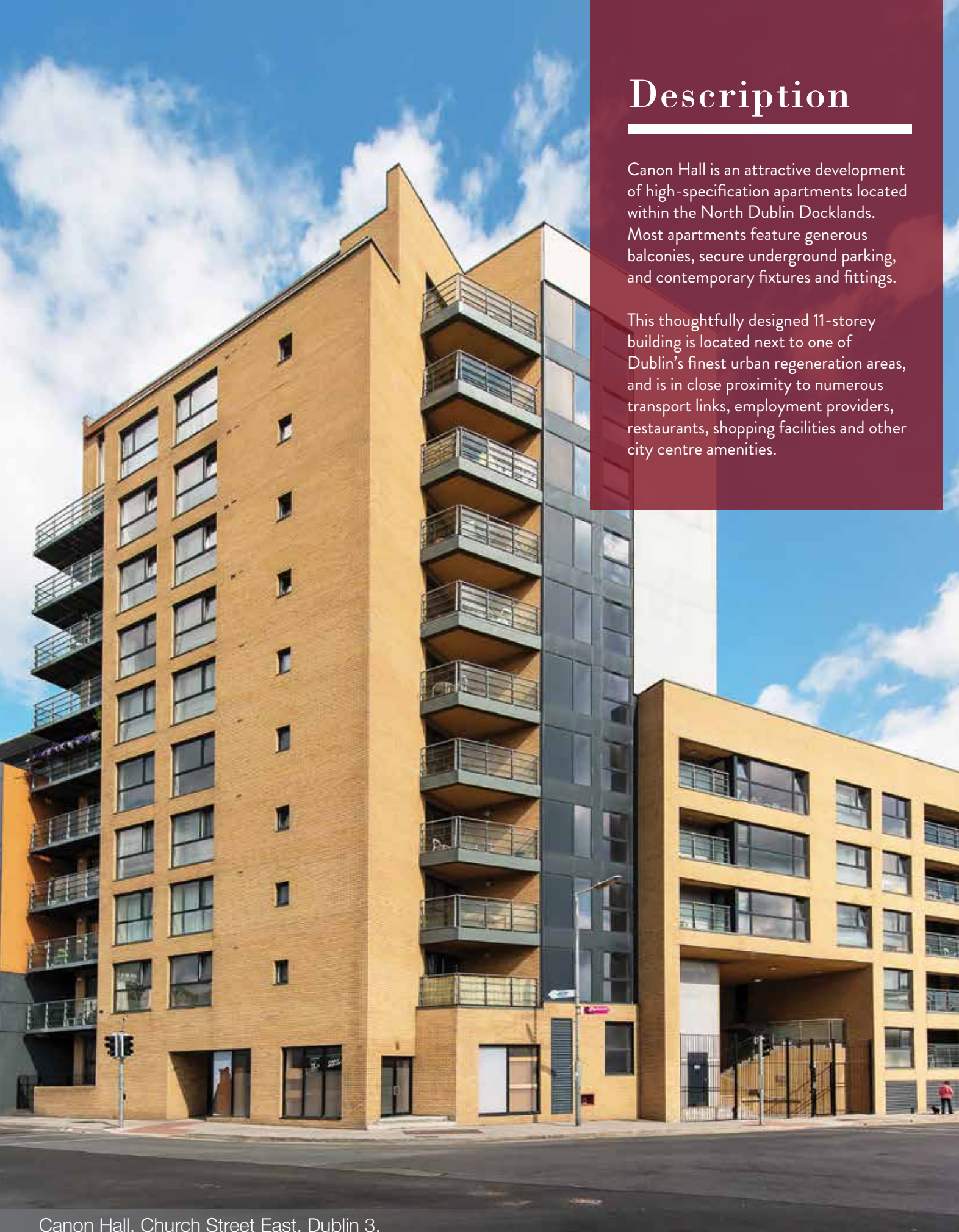


Stunning Collection of High Quality
One and Two Bedroom Dockland Apartments

Description

Canon Hall is an attractive development of high-specification apartments located within the North Dublin Docklands. Most apartments feature generous balconies, secure underground parking, and contemporary fixtures and fittings.

This thoughtfully designed 11-storey building is located next to one of Dublin's finest urban regeneration areas, and is in close proximity to numerous transport links, employment providers, restaurants, shopping facilities and other city centre amenities.



Canon Hall, Church Street East, Dublin 3.



Internal Courtyard



Living Room and Kitchen

The Apartments

Each spacious apartment offers the best elements of modern city living. The properties feature contemporary open-plan layouts, stunning fitted kitchens, beautiful tiled bathrooms, high quality fittings, and floor to ceiling glazing which ensures that views and natural light are maximised.



Living Room



Balcony



Kitchen



Bathroom

Canon Hall

Specification

Common Areas

- CCTV to common area and access control
- Landscaped courtyard areas
- Quality paving throughout the development
- Stairs and corridors finished in high-quality carpeting
- Individual post boxes
- Secure underground parking/ CCTV
- Solid hardwood main entrance door to all apartments
- Selected veneer doors with chrome furniture to all internal doors

Heating and Hot Water

- Natural Gas central heating in all apartments
- Pressurised hot water system

Electrics

- All apartments are pre-wired for cable television, alarm and telephone
- Security video intercom to all apartments
- Generous electrical specification
- Chrome finished switches and sockets in living rooms and kitchens

Lift

- High-speed lifts which serve all floors from underground car park

Flooring

- Hardwood flooring throughout

Bathroom

- Luxuriously appointed bathrooms
- Fully tiled throughout
- Chrome and glass bath/shower screen
- Thermostatically controlled high-pressure shower

Windows and Doors

- High-quality double-glazed composite windows with floor to ceiling windows and patio doors in living room to maximise natural light

All apartments are being sold as seen, intending purchasers shall satisfy themselves regarding the exact list of inclusions in specific properties.



Canon Hall

The Location

Canon Hall is located in Dublin's North Docklands directly opposite the upcoming Spencer Place development, and approximately 250 meters from the new Central Bank Headquarters on North Wall Quay.

Dublin's Docklands is one of the finest urban regeneration projects in Europe. The area has developed into a vibrant office and residential quarter that is home to:



40,000
EMPLOYEES



20,000
RESIDENTS

Local Features

- | | |
|----------------------------|---------------------------------|
| 1. Point Village | 19. Twitter |
| 2. 3 Arena | 20. Facebook |
| 3. Project Wave | 21. TripAdvisor |
| 4. Central Bank of Ireland | 22. The Marker Hotel |
| 5. PWC | 23. Bord Gáis Energy Theatre |
| 6. AIG | 24. Capita |
| 7. A&L Goodbody | 25. Willam Fry |
| 8. Citi | 26. HSBC |
| 9. Susquehanna | 27. Accenture |
| 10. JP Morgan | 28. Matheson |
| 11. KPMG | 29. State Street |
| 12. The Spencer Hotel | 30. Bank of Ireland |
| 13. Jurys Hotel | 31. NAMA |
| 14. The Maldron Hotel | 32. Mason Hayes & Curran |
| 15. Trinity College | 33. Airbnb |
| 16. Ulster Bank | 34. Google |
| 17. Grant Thornton | 35. National College of Ireland |
| 18. Bloomberg | 36. CHQ |

Local Transport Links

 **200 m**
SPENCER DOCK
LUAS LINE STATION

 **300 m**
DOCKLANDS
TRAIN STATION

 **1 km**
EAST TO CONNOLLY
TRAIN STATION

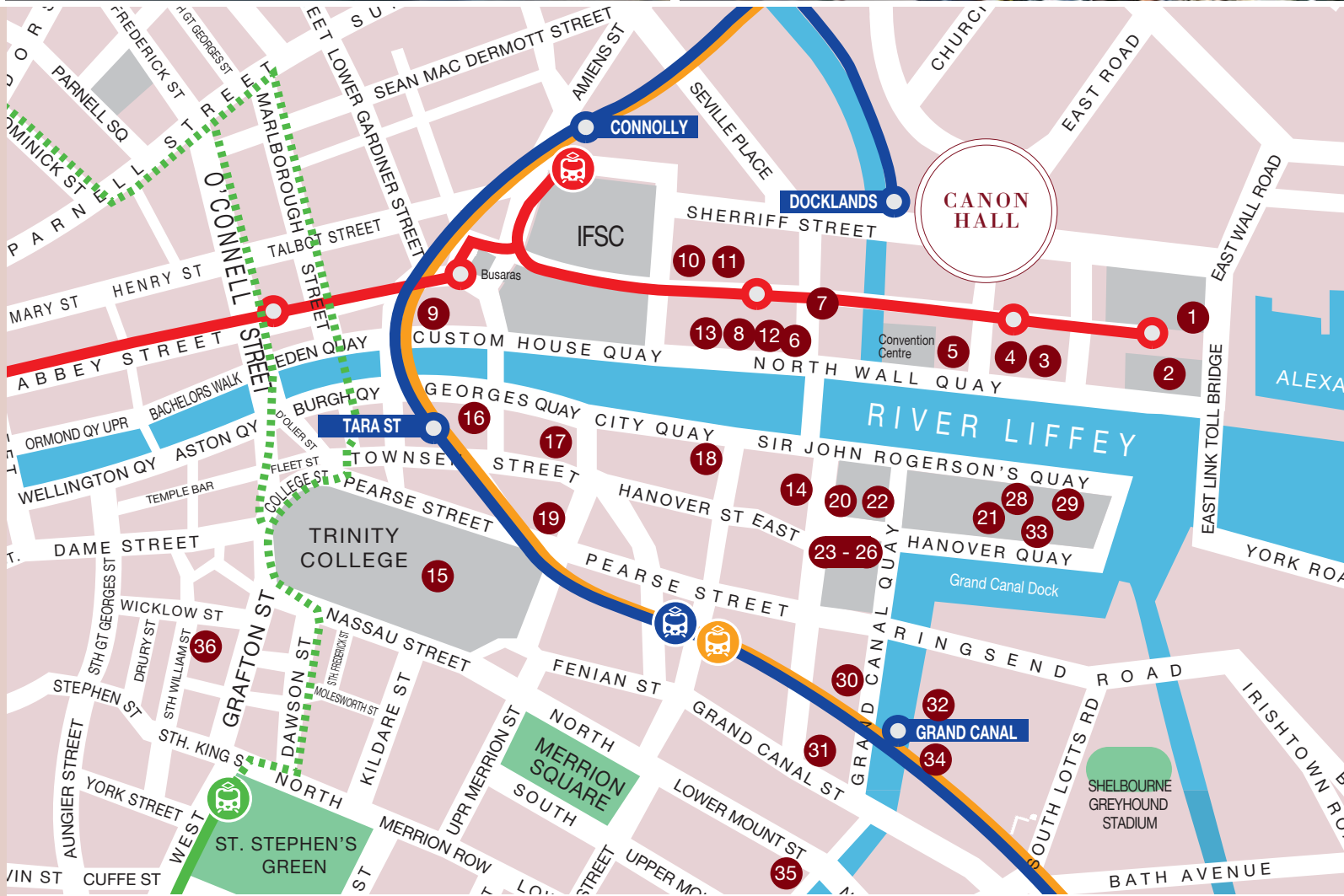
 **1.2 km**
TARA STREET
DART STATION



3 Arena



CHQ Building, IFSC



Not to scale, for illustration purposes only.



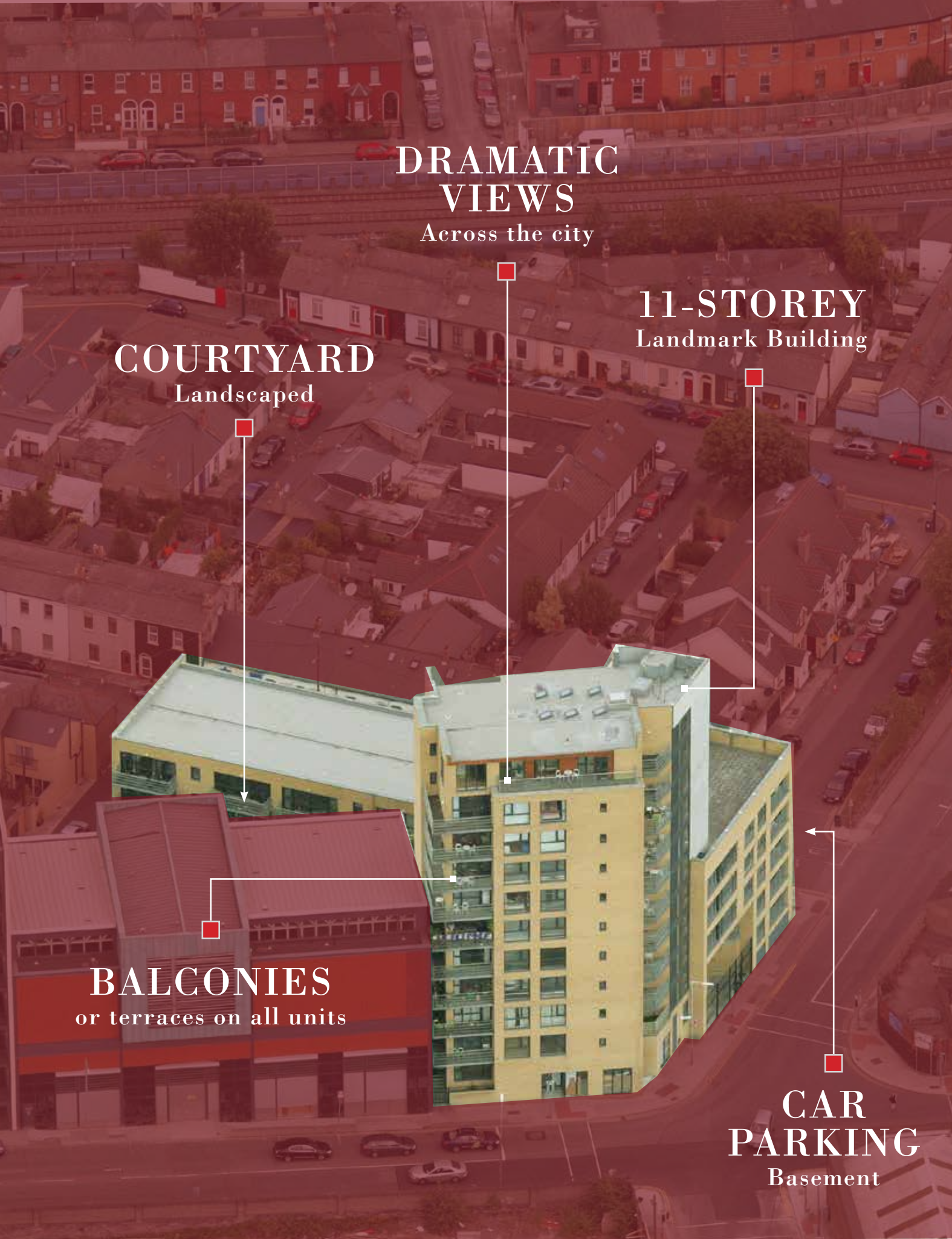
Convention Centre Dublin



MV Cill Airne - Quayside Bar and Restaurant



CANON
HALL



**DRAMATIC
VIEWS**
Across the city

COURTYARD
Landscaped

11-STOREY
Landmark Building

BALCONIES
or terraces on all units

**CAR
PARKING**
Basement

Further Information

Floor Plans

Floorplans of available properties available from selling agents.

Estate Management

The development is managed by McDermott & O'Farrell.

Building Energy Ratings

BER rating for available properties range from B1-B3. Individual apartment BER ratings available upon request from selling agents.

BER **B1** **B3**

Viewings

Viewings by appointment only.

Pricing

On application.

Solicitors

Noel Smyth & Partners Solicitors,
12 Ely Place,
Dublin 2,
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CANON HALL

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