

47/49 NORTHUMBERLAND ROAD

Ballsbridge, Dublin 4

FOR SALE

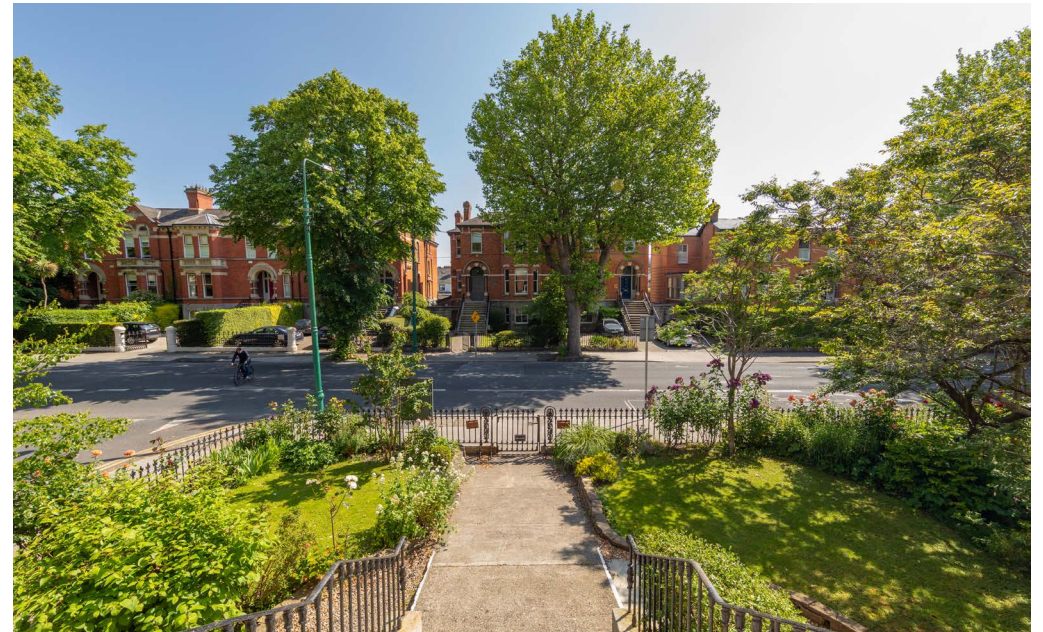


BER Exempt

47/49 NORTHUMBERLAND ROAD

“A most unique opportunity to acquire two adjoining Victorian buildings in this prime location on the corner of Northumberland Road and Saint Mary’s Road, in the heart of Dublin’s embassy belt.”

Originally built as adjoining residences, and subsequently as Pre-63 residential units Nos. 47 and 49 were converted some 40 years ago into their current format and use as a school premises and the School of Philosophy and Economic Science. As the junior school plans to relocate to Dublin 6 this summer, the entire is available to purchase with vacant possession. These stunning buildings have previously been used as an educational facility, it does however, have the potential, subject to the required planning permissions, to be converted into a bijou hotel, a deluxe apartment development, a high-end office headquarters, an embassy or simply restored to its original use as two distinguished city residences.







47/49 NORTHUMBERLAND ROAD

The accommodation extends to approximately 880 sq. m / 9,472 sq. ft. over three floors, both properties interconnecting on each level, allowing for seamless use throughout and offering significant flexibility.

Both of the original residences have been considerably extended to facilitate their use as an educational facility, to include a state-of-the-art internal fire escape, a fully functioning canteen kitchen facility, boys' and girls' toilet facilities, a full complement of classrooms and lecture halls, together with an administrator's office in the hall level of No. 47. The accommodation is naturally bright and airy, making the most of the sunlight from both east and west. It is incredibly well maintained throughout, with many of the original features intact, to include sash windows, cornices, and centre roses.







GARDENS & LOCATION

Outside to the rear is a southwest facing garden, currently a play area for the school, with direct access off Saint Mary's Road, could easily be used for car parking. While ornate railed mature gardens are to the front of both properties enjoying pedestrian access. These two fine red brick Victorian properties have an impressive profile from the main road enjoying a prominent location.

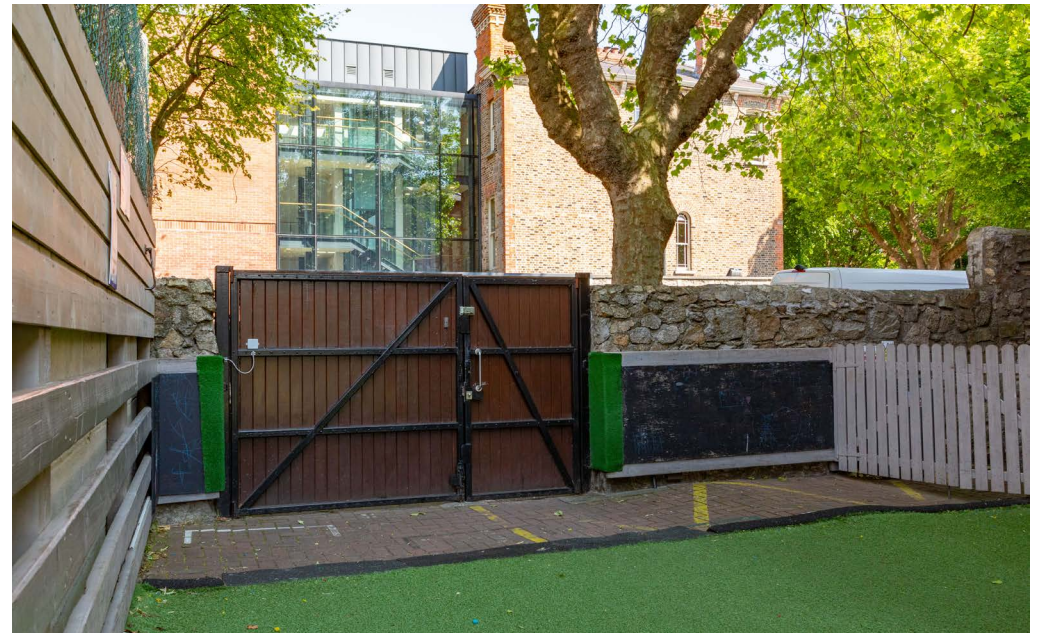
Situated in a prime Dublin 4 location, these properties are just minutes' walk from Ballsbridge Village and Dublin City Centre and all its services and amenities, to include Grafton Street and St. Stephen's Green. Merrion Square—one of the city's finest Georgian squares and home to the National Museum of Ireland and Leinster House is also within walking distance. The nearby Grand Canal offers a tranquil setting in the heart of the city, with scenic walking and

cycling trails, as well as a wide range of restaurants and cafés. Baggot Street and Haddington Road feature some of Dublin's finest dining options, along with numerous shops, bars, and cafés. The property is located on main bus routes in and out of the city centre and is close to the DART at Lansdowne Road, allowing for an easy commute to both sides of Dublin Bay. The convenience of Northumberland Road cannot be overstated, with all the city's key amenities right on its doorstep.

LOCATION MAP



[Click here to view the location map for 47/49 Northumberland Road](#)



PROPERTY DETAILS

FEATURES

- Near City location
- Gas fired central heating
- Alarm
- Sunny west-facing rear garden area
- Off street parking for multiple cars

SIZE

Approx. 907 sq m / 9,763 sq. ft.

BER

BER: Exempt

VIDEO

Click link below to view virtual tour



VIEWING

By appointment with Knight Frank.

CONTACT



Peter Kenny

Director of Prime Residential
MSCSI / MRICS

E: peter.kenny@ie.knightfrank.com



Guy Craigie

Director of Residential
ASCSI / ARICS

E: guy.craigie@ie.knightfrank.com

THINKING OF SELLING?

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FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



20-21 Upper Pembroke Street,
Dublin 2

Tel: +353 1 634 2466

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