



CANON HALL

CHURCH STREET EAST, DOCKLANDS, DUBLIN 3

Exceptional 95 sq.m Docklands Two-Bedroom Apartment
with South West Facing Balcony | End of Block Position

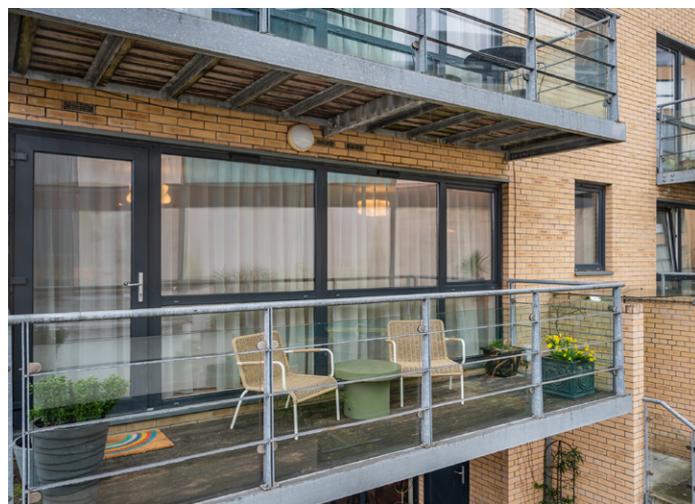
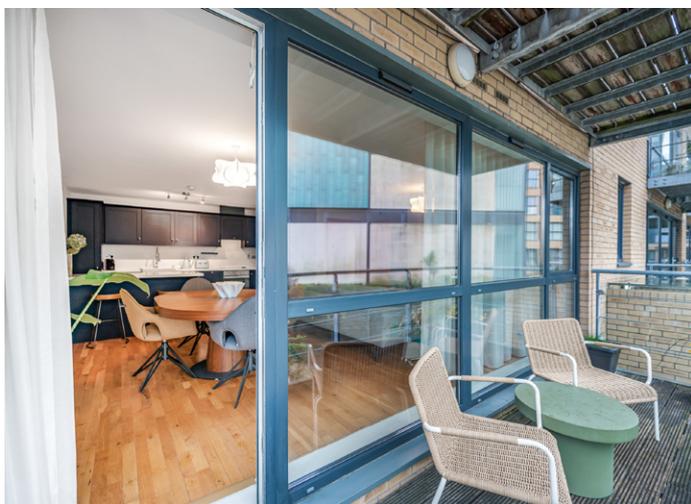




KEY FEATURES

- Approx. 95 sq.m (1,023 sq.ft) dual aspect apartment
- Prominent end of block position with excellent natural light
- Private south west facing balcony overlooking courtyard
- Former show apartment in superb condition
- Two large double bedrooms including main en suite
- Walk in wardrobe to second bedroom
- Designated car parking space





THE PROPERTY

- Hooke & MacDonald are delighted to present this exceptional two bedroom Docklands apartment extending to approximately 95 sq.m (1,023 sq.ft) and benefiting from a private south west facing balcony and a prominent end of block position.
- Originally designed as a show apartment and owner occupied since, the property is presented in superb move in condition and offers generous proportions, excellent natural light and a high quality finish throughout.
- The combination of scale, layout and location creates a substantial and highly appealing city home within one of Dublin's most established and well connected districts.
- Occupying a prime second floor position, the apartment enjoys a bright open outlook and enhanced privacy within this well regarded Docklands development.



LOCATION

- Canon Hall is positioned within the North Docklands, one of Dublin's most established and recently redeveloped business and residential districts. The area offers an excellent mix of employment, retail and lifestyle amenities within immediate reach.
- The Spencer Dock LUAS stop is approximately a 3 minute walk, providing a direct connection through the city centre. Docklands railway station is within walking distance and Connolly Station is also nearby. The IFSC is just a short stroll away.
- The River Liffey and the Samuel Beckett Bridge are also within easy reach, offering attractive walking and cycling routes. Grafton Street can be reached in approximately a 12 minute cycle, while Dublin Airport is approximately a 12 minute drive via the Port Tunnel.
- Everyday convenience is excellent. Tesco Express is approximately 200 metres away, Fresh is a short walk and Dunnes Stores Supermarket at Point Village is approximately a 7 minute walk beside the 3Arena and Point Square. Popular cafés nearby include Grindstone and The Art of Coffee, while The Mayson Hotel adds further vibrancy to the immediate area.
- Major employers within walking distance include National Treasury Management Agency, Salesforce, the Central Bank of Ireland, PwC, Citi and A&L Goodbody, supporting strong residential demand in the area.
- The location is ideal for walking, cycling, LUAS, Dublin Bus and driving, with immediate access to the Port Tunnel and national road network.

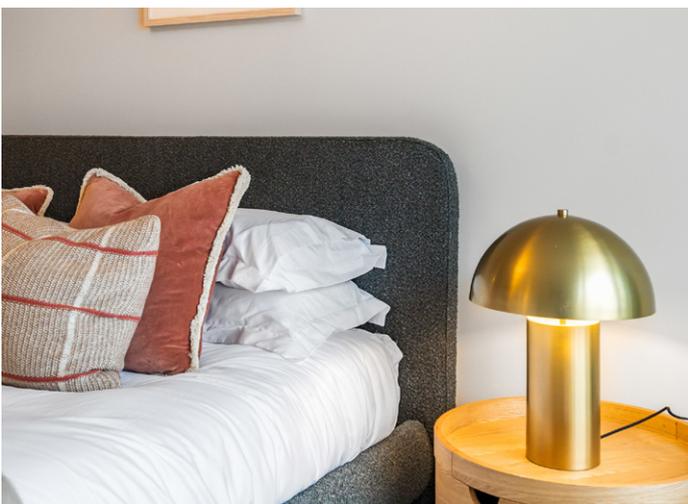


ACCOMMODATION

- The layout is exceptionally well balanced and thoughtfully designed. The dual aspect orientation together with the end of block position allows natural light to flow throughout the apartment, creating bright and welcoming living spaces.
- The open plan living and dining room is a particularly impressive space with excellent proportions, floor to ceiling glazing and direct access to the south west facing balcony, which enjoys a bright open outlook across the landscaped courtyard. Solid wooden flooring enhances the warmth and overall quality of the interior.
- The newly installed contemporary kitchen is both stylish and highly functional. A large peninsula unit provides additional preparation space and informal seating, while a Belfast style sink adds character and detail. Integrated appliances, quality cabinetry and generous storage complete the space.
- There are two spacious double bedrooms, both bright and generously proportioned. The main bedroom benefits from a well appointed en suite bathroom, while the second double bedroom includes a dedicated walk in wardrobe, a rare and highly desirable feature in comparable apartments.
- Both bedrooms overlook Church Street East, a quiet residential street with a calm outlook. Soft carpeting enhances comfort and reinforces the high quality finish throughout.
- Two well sized storage presses off the entrance hall provide excellent additional internal storage, a valuable and practical feature for everyday apartment living.
- A main bathroom finished with quality tiling and sanitaryware completes the accommodation.
- The property also includes one designated car parking space, while residents benefit from a landscaped communal courtyard within a well managed development.



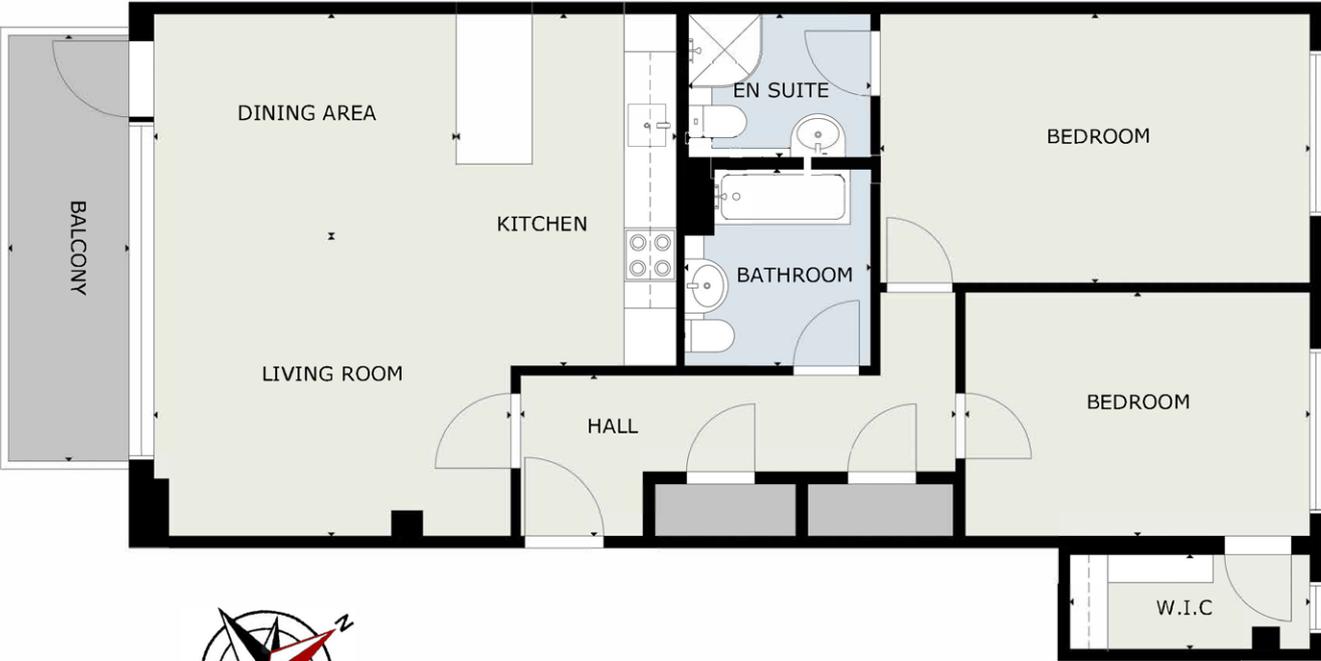








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Floor plans and areas are provided for assistance and information purposes only and must not be relied on. Intending purchasers and lessees must independently satisfy themselves as to the floor areas.



FLOOR 1





Google

Bord Gais Theatre

Central Bank of Ireland

Salesforce

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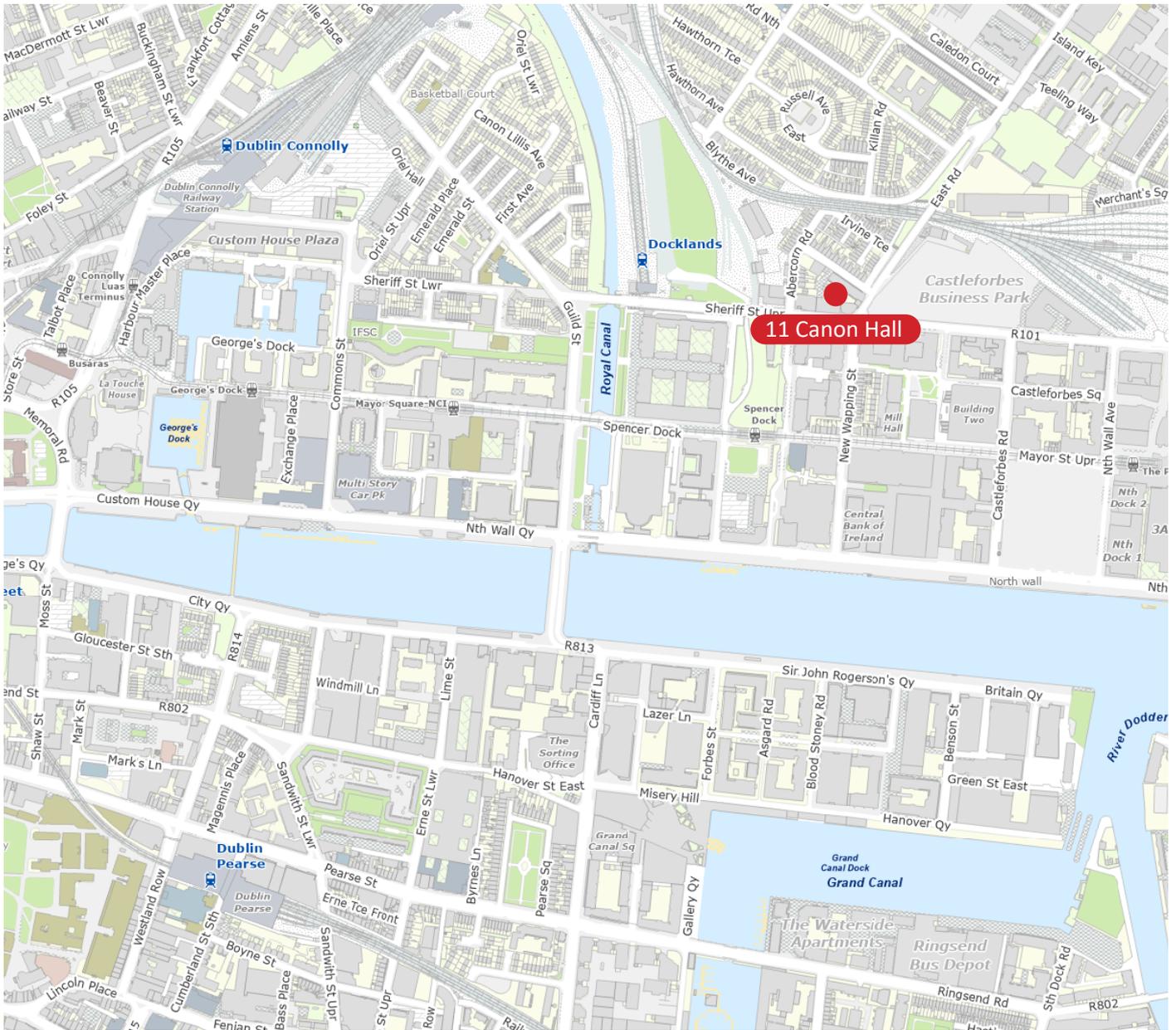
Convention Centre Dublin

Docklands Train Station

Spencer Dock Luas

Workday





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TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER B2

BER No. 100331925

Energy Performance Indicator: 112.99 kWh/m²/yr

01 6318 402

www.hmd.ie

118 Lower Baggot Street, Dublin 2

Email: sales@hmd.ie

PSRA Licence No: 001651



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Hooke &
MacDonald

118 Lower Baggot Street, Dublin 2

T: +353 (0) 1 6318 402

E: sales@hmd.ie

W: www.hmd.ie

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