

Basement Ground Floor 1st Floor 2nd Floor 3rd Floor



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Sizes and Dimensions are approximate, actual may vary. Propertyx 2024
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69 Fitzwilliam Square, Dublin 2, D02 K7N3.



BER Details:
Exempt

Viewing
By appointment only through
sole selling agent
McNally Handy & Partners.

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FOR SALE



69 Fitzwilliam Square
Dublin 2
D02 K7N3

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69 Fitzwilliam Square, Dublin 2
D02 K7N3

For Sale

Description:

69 Fitzwilliam Square is a four storey over basement Georgian office occupying a high-profile position on the northern side of the prestigious Fitzwilliam Square. The property has retained a number of period features and has a net internal area of approximately 248.07 sqm (2,670.19sqft) and a gross internal area of approximately 382.08 sqm (4,112.06sqft).

The bright and well portioned accommodation offers flexibility for any future multi or single occupancy or perhaps a change of use back to residential subject to planning permission. The property offers a typical Georgian layout with a large room to the front and a room to the rear the basement has the benefit of independent access directly from street level.

Number 69 requires refurbishment but offers its new owner a fantastic opportunity to put their own stamp on the property which is being offered with full vacant possession.

Location

No. 69 is situated on the northern side of Fitzwilliam Square between its intersection with Pembroke Street Lower and Fitzwilliam Street Upper within the heart of Georgian Dublin. This is an excellent location close to a host of public transport networks including Dublin Bus, the DART and the Green Line Luas at St. Stephen’s Green.

There are a range of amenities located on the doorstep to include restaurants, cafes, bars and retail shops. Merrion Square, St Stephen’s Green and Leeson Street are all close by, making this location ideal for any corporate entity or investor. The prospective purchaser will have the benefit of applying for access to Fitzwilliam Square a private park in the centre of the Square, subject to an annual subscription fee.



Features:

- Sought-after location overlooking Fitzwilliam Square
- Period Features
- Excellent transportation links
- Refurbishment opportunity

Accommodation:	SQM NIA	SQFT NIA	SQM GIA	SQFT GIA
Ground Floor	56.79	611.23	92.06	990.96
First Floor & Return	51.81	557.72	93.46	1,005.96
Second Floor	45.30	487.66	66.11	711.56
Third Floor	34.74	373.91	64.26	691.68
Lower Ground Floor	59.43	639.66	66.14	711.89
Total	248.07	2,670.19	382.02	4,112.06

Quoting Price

€1,495,000.
Rates: €9,644.40

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