

35 Nelson Street , Dublin 7





# Investment Summary



Impressive Residential Investment



Current Rental Income of €120,000 per annum



Superbly located on Nelson street, within walking distance of Dublin City Centre



Only 50 meters from Dublin Bus stop connecting tenants to the rest of the city and beyond



Accommodation comprises 9 Self Contained Apartments



Walking distance to the Mater Hospital



Recently undergone an extensive refurbishment



Tenants not Affected

*The property comprises a fully refurbished and upgraded investment property comprising 38 units, which is fully let providing income of €500,000 per annum*



# Location

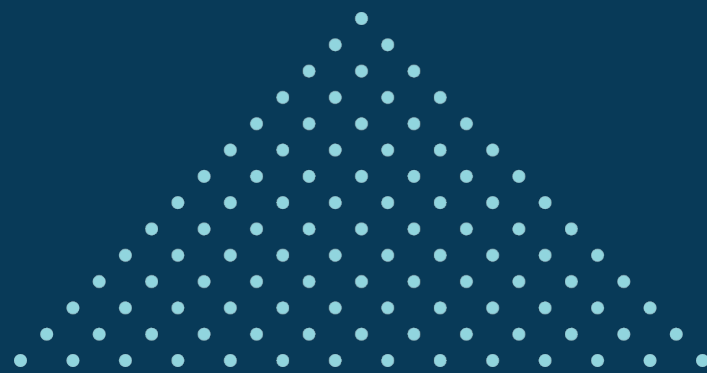
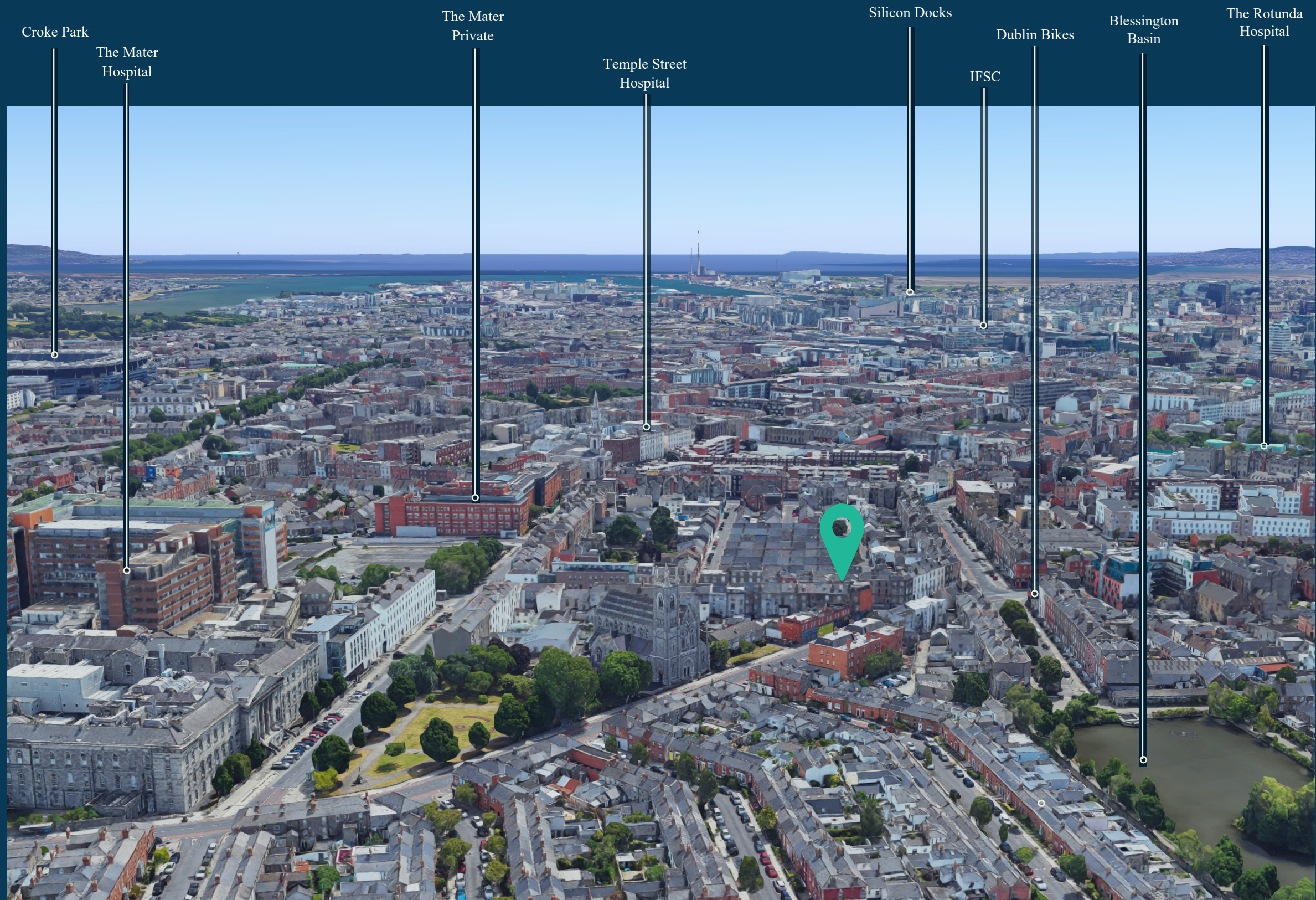
Phibsborough is fast becoming one of Dublin's most sought-after neighbourhoods. In the last few decades, Phibsborough has been an up-and-coming area of the Northside of the city.

It's helped along by its characteristic redbrick terraces and a wealth of facilities – the Mater Hospital group one of Ireland's leading hospitals to Dalymount Park which hosted Bob Marley's one and only Irish gig. Recent years have seen a new focus on community life in the neighbourhood with initiatives like local festival Phizzfest.

Today the neighbourhood is centred around Doyle's Corner, a crossroads that follows the time-honored Dublin tradition of being named after its largest pub. The Phibsborough Shopping Centre provides the commercial hub.

The property is within walking distance to the Mater Hospital, Temple St. Children's Hospital, International Financial Services Centre, Silicon Docks, Connolly Train & Bus Stations and O'Connell Street.

35 Nelson street has convenient on street parking for tenants, but many tenants will choose to live here because they can walk to work, shops, cafes and restaurants. This makes it a very desirable place to live and reduces any possible vacancies in the future.





# Description



This Property consists of a 3 storey over-basement Georgian properties with 9 self-contained residential apartments

The property maintains many of its original style and character with cleverly designed micro-accommodation throughout. There is a low supply and high demand for good quality rental properties in this area. Each apartment has its own kitchen and en-suite shower room and toilet. Each apartment is fully furnished with WIFI and TV access.



“This portfolio has a successful track record of stable income since ownership”



The portfolio has convenient on street parking for tenants, but many tenants will choose to live here because they can walk to work, shops, cafes and restaurants. This makes it a very desirable place to live and reduces any possible vacancies in the future.

“PANDEMIC- PROOF” with 99% Rent Collection Rates from March to date.







Contact us or your Financial Advisor

**T.** +353 (0) 1 961 9413

**E.** [info@rentflow.ie](mailto:info@rentflow.ie)

**W.** [rentflow.ie](http://rentflow.ie)