

456 North Circular Road, Dublin 1



Investment Summary



Impressive Residential rental property



Current Rental Income of €225,000 per annum



Superbly located on North Circular Road, within walking distance of Dublin City Centre



Dublin Bus and Dublin bike stops Located on its doorstep



Accommodation comprises 14 Self Contained Apartments



Only 300m walk to the Mater Hospital



Recently undergone an extensive refurbishment



Mixture of professional tenants working in the local area

A fully refurbished and upgraded investment property comprising 14 residential units, generating an income of €225,000 per annum

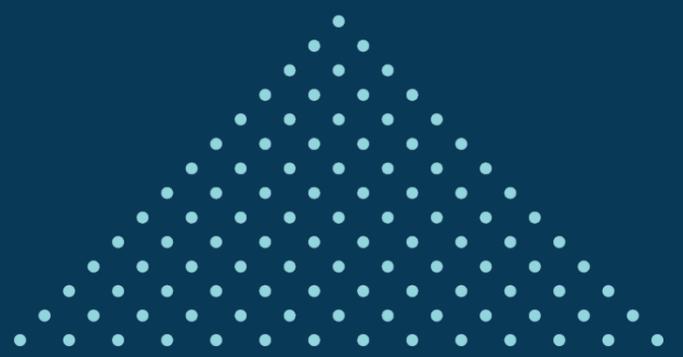
Location

Located on the corner of Dorset Street and North Circular Road. Now one of the capital's most budding creative neighbourhoods in the city.

Now one of the capital's most budding neighbourhoods, this area of North Circular Road is a hub for creative types, brimming with artisanal cafes, pop-up galleries, and local eateries. In the immediate vicinity of the property, tenants can dine, drink, shop, experience live music, art, and sport.

Located on the corner of Dorset Street and North Circular Road, 456 North Circular is an excellent location for tenants working in the local hospitals or the IFSC and Dublin Docklands as it is a short walk from The Mater Hospital (300 meters) and the Mater Private (350 meters), the IFSC is 1.4 km and O'Connell Street is 1 km from the property.

456 North Circular Road is only a short walk to Phibsborough village. Over the past few years, Phibsborough has been going through a regeneration as trendy restaurants, cafes, bars, and supermarkets have set up in the area. The location also benefits from excellent transport connectivity with its own LUAS stop. The property is served by a number of Dublin Bus routes that directly pass the property and a Dublin Bike station located outside front door.



Description



Elegant pre-1963 property in a highly sought after and desirable location on North Circular Road. The property retains much of its original style and character, with cleverly designed apartments ranging from 13 studios to 1 x one bedroom apartment.

Units: 14 apartments
Rent: €225,000
Avg rent: €1,339/month

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



The property has recently undergone extensive refurbishment, including new windows, kitchens, bathrooms, tiling, repainting, re-plumbing, rewiring, re-fitting, and energysaving enhancements throughout.

Each unit comes fully furnished with its own ensuite shower-room, kitchen and bedroom/ living area. Tenants can also avail of two laundry rooms on site.





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