

**37 Whitworth Road**

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# Property Summary



Impressive Residential rental property



Estimated Market Rent of €93,000 per annum



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



Only 100 meters from Dublin Bus stop connecting tenants to the rest of the city and beyond



Accommodation comprises 4 Self Contained Apartments



Walking distance to DCU St Patricks Campus



Recently undergone an extensive refurbishment to a stunning standard



Vacant Possession

*An elegantly bay-windowed Multi Family Home Investment property located in the much sought after and highly desirable location facing the Royal Canal*

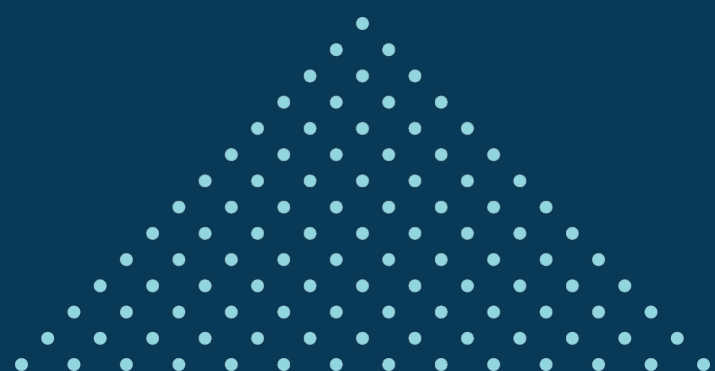
# Location

**The property is superbly located in Drumcondra, Dublin 9 located only a few minutes walk to DCU St Patricks Campus.**

37 Whitworth Road is located in Drumcondra on the northside of the city. It is one of the mature residential suburbs in Dublin city and some now know it as the Ranelagh of the Northside. Drumcondra is a busy route connecting the city centre to Dublin Airport and the M1.

It is primarily residential, with a mix of young professionals and students. There are excellent transport links to Dublin city and surrounding areas including a railway station where the main Maynooth to Dublin line passes. Drumcondra features Ireland's largest stadium, Croke Park which is head-quarters for the GAA.

Drumcondra is a traditional suburban village with a social scene that includes trendy modern bistros, restaurants, and cafes as well as vintage pubs such as Fagan's, a century-old institution.



# Description



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



With modern kitchens, bathrooms, windows, and a heating system, the property has been completely renovated and meets all housing standards and fire regulations. 37 Whitworth Road offers convenient off-street parking to the front yard, but many tenants choose to live here because they can walk to work, shops, cafes, and restaurants.

37 Whitworth Road has a fantastic Drumcondra address, making it an excellent choice for rental accommodation in a tried and tested location.

37 Whitworth Road is an easily managed investment property set out in 4 spacious apartments ( 1 x 3 bed, 2 x 1 beds & 1 x Studio ) and presented in excellent condition throughout. Refurbished to a quality standard some years ago, each unit is now finished to a quality standard to include bright accommodation with modern kitchens and shower rooms.

**Units:** 4 Apartments

**Rent:** €93,000

**Avg rent:** €1,875/month





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