

327 North Circular Road



Property Summary



Impressive Residential rental property



Current Rental Income of €109,500 per annum



Superbly located on North Circular Road, 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 7 Self Contained Apartments



Walking distance to the Phoenix Park



Recently undergone an extensive refurbishment



Mixture of professional tenants working in the local area

The property comprises a fully refurbished and upgraded investment property comprising 7 residential units, which is fully let providing income of €109,500 per annum.

Location

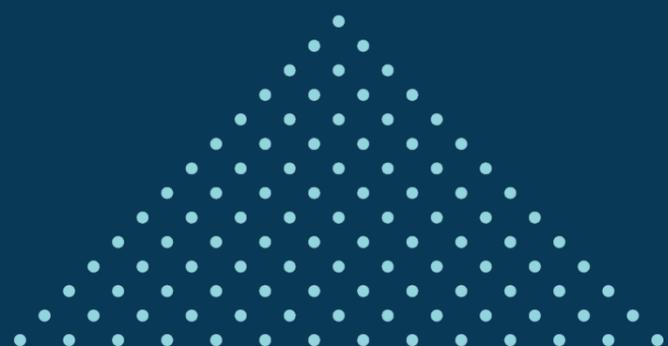
The property is superbly located on North Circular Road opposite St. Peter's Catholic Church in Phibsborough, Dublin 7.

The property is 150 metres west of the unjunction of North Circular Road and Phibsborough Road, which is known locally as Doyle's Corner. The property is directly adjacent to Dalymount Park in the heart of Phibsborough.

Phibsborough Shopping Centre is 300 metres north east, The Mater Hospital is 500 meters east and the new TU Dublin formerly DIT) Campus at Grangegorman is 850 metres from the property.

Phibsborough benefits from excellent transport connectivity with the LUAS located approximately 250 metres to the west at Phibsborough Luas stop. The property is served by a number of Dublin Bus routes that directly pass the property, serving the north city suburbs which include numbers 38, 38a, 38b 46a and 83. Drumcondra railway station is 1 km north east. Busaras is 1.9 km south east from the property whilst Connolly Street Train station is 2 km south east of the property.

There are numerous amenities in the immediate area that residents can avail of within walking distance providing a wide variety of restaurants, bars and leisure facilities



Description



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



The property has recently undergone an extensive refurbishment in 2017 with a full upgrade throughout the individual units and the common areas, including new windows, new kitchens, bathrooms, tiling, repaint, re-plumbing, rewiring, re-fitting including energy saving enhancements throughout.

Investors have an opportunity to acquire a unique property portfolio of 7 residential apartments six studios and a one-bedroom apartment. The property has off street parking and has a good size rear yard from which the rear single storey extension is accessed.

Apartments: 7

Possession: Full tenanted

Current Rent: €110,000





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