

23 Whitworth Road, Dublin 9

Investment Summary



Impressive Residential rental property



Current Rental Income of €90,000 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 Pre '63 Investment property located in the much sought after and highly desirable location facing the Royal Canal

UNDER DUE DILIGENCE

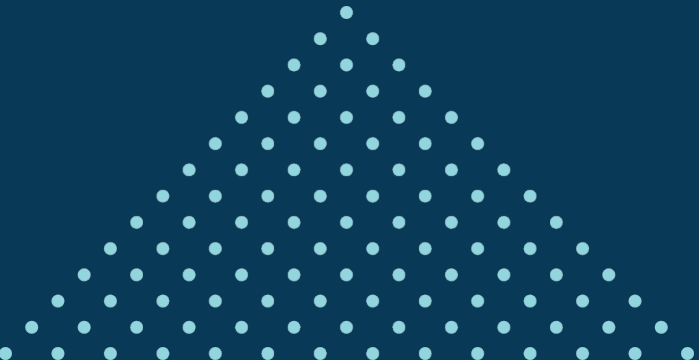
Location

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

23 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”



The property was completely renovated and meets all housing standards and fire regulations, with new kitchens, bathrooms, windows, and heating system. 23 Whitworth Road provides tenants with convenient off street parking to front yard , 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 future vacancies.

23 Whitworth Road is a fully renovated two story multi-family home with 4 residential apartments, one of which is a studios, two of which are one-bedroom units and one of which is a two-bedroom unit. With cleverly designed apartments throughout, the property retains many of its original style and character.

Units: 4 Apartments

Rent: €90,000

Avg rent: €1,875/month





Contact us or your Financial Advisor

T. +353 (0) 1 961 9413

E. info@rentflow.ie

W. rentflow.ie