

# 133 THE BERKELEY BLOCK

*Pembroke Square, Grand Canal Street Upper, Dublin 4*

**FOR SALE**



## 133 THE BERKELEY BLOCK

“A highly regarded, bright and spacious third floor apartment (with lift) extending to approx. 72 sq. m / 775 sq. ft. built c. 1997 by Cosgrave Group. The property benefits from a large wraparound balcony with a south westerly orientation, landscaped communal gardens, roof garden and a secure, allocated parking space”





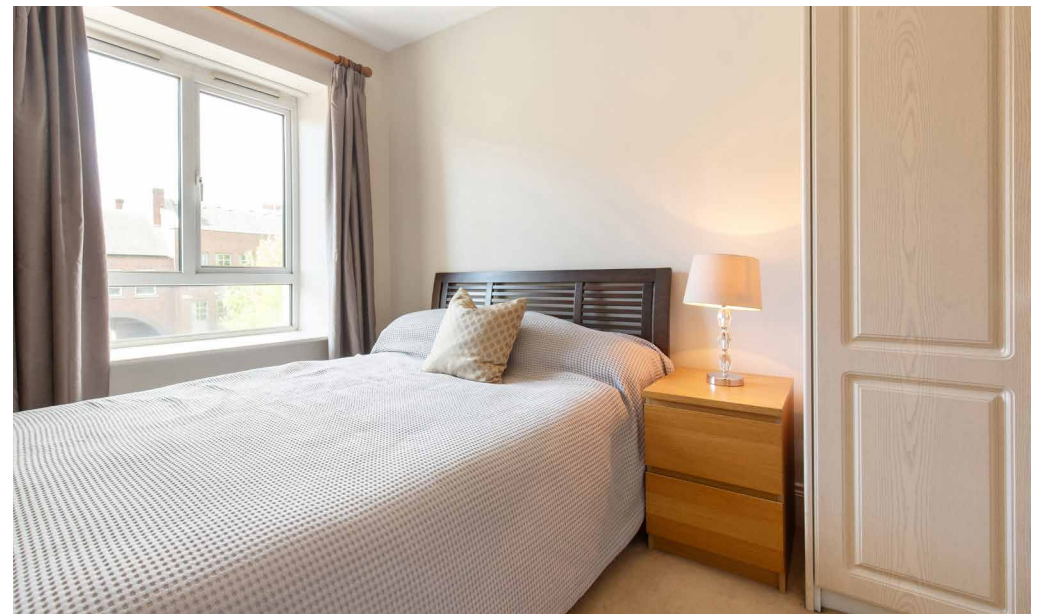




## ACCOMMODATION

An impressive communal entrance hall on the corner of Grand Canal Street and Barrow Street immediately sets the tone for this attractive, owner occupied, third floor apartment. With an on-site caretaker, secure post room, underground parking with shared EV chargers and a bike store, The Berkely Block is ideally set up for urban living.

The well-proportioned accommodation comprises an entrance hall with timber laminate flooring. There is a shower room to the left which has a hot press fitted with shelves. The main double bedroom is on the left-hand side and is fitted with built in wardrobes and carpet. This bedroom has access to its own recently renovated en-suite bathroom. Similarly, the second double bedroom is fitted with wardrobes and carpet. Off the entrance hall is a double aspect open plan dining / living space which has access to a large balcony which wraps around the apartment and benefits from a southerly aspect. There is a modern, fully fitted kitchen with breakfast bar, dishwasher and electric oven with electric hob and washer / dryer. The living space is generous in size and has a decorative timber fireplace. Additional features include an intercom, double glazed PVC windows, electric heating and a utility cupboard.





## LOCATION & FEATURES

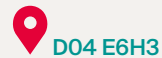
No. 133 is located on the corner of Grand Canal Street Upper and Barrow Street, just down from the Google EMEA Headquarters. The location could not be more convenient with a host of amenities within walking distance including Grand Canal Dock, home to the Bord Gais Energy Theatre, Ringsend Village and Beggars Bush with its selection of boutique bars, restaurants and shops to include The Old Spot, Juniors, The Chop House, Lotts and Co, and Tesco.

The City Centre and Trinity College is within a 20 minute walk while The Aviva Stadium, the IFSC, Grand Canal Dart station, and Lansdowne Lawn Tennis Club are also just minutes

away. Finally the wonderful amenity of Ringsend Park with its excellent facilities is within a short walk, as are leisurely walks along The Grand Canal.

### LOCATION MAP

Click below to view the location map for 133 The Berkeley Block



### FEATURES

- Wraparound south / west facing balcony
- Communal Roof Garden
- Designated secure underground parking
- Access to communal EV charging
- On-site caretaker
- Service charge €1,857 pa
- No rent cap



## SIZE

72 sq. m / 775 sq. ft. Approx.

## VIDEO

Click link below to view virtual tour



## CONTACT



### Annemarie Murphy

Sales Negotiator  
ASCSI / ARICS

E: [annemarie.murphy@ie.knightfrank.com](mailto:annemarie.murphy@ie.knightfrank.com)



### Guy Craigie

Director of Residential  
ASCSI / ARICS

E: [guy.craigie@ie.knightfrank.com](mailto:guy.craigie@ie.knightfrank.com)

## THINKING OF SELLING?

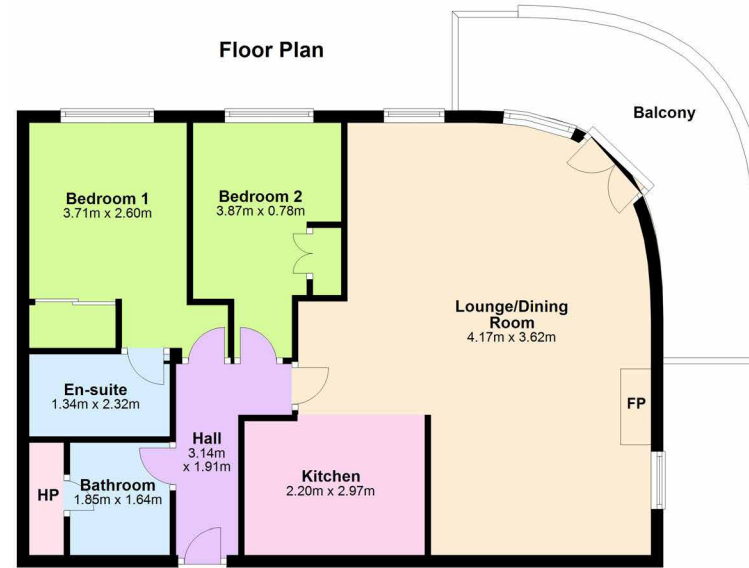
If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please [click here](#) to get in touch with our team of experts.

### KnightFrank.ie

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E: [residential@ie.knightfrank.com](mailto:residential@ie.knightfrank.com)

# FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



20-21 Upper Pembroke Street,  
Dublin 2

Tel: +353 1 634 2466

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