

# DK

DAPHNE KAYE  
& ASSOCIATES



## **Apt. 8 St Johns Wood,**

St. Johns Road, Sandymount,

Dublin 4



## Apt. 8 St Johns Wood, St. Johns Road, Sandymount, Dublin 4



A most appealing 2nd floor (top floor), 1 bedroom apartment, flooded with natural light, ideally situated in a prime position, 8 St. Johns Wood enjoys an enviable southerly aspect and delightful views. The apartment offers spacious and well balanced accommodation of c. 55.89 sq m (601 sq ft).

With 2 generous south facing balconies with delightful views of the mountains. This prime and well established location is adjacent to Sandymount Village with its many amenities and within easy access of the N11, primary bus routes and the DART. A short stroll to the beach.



### SPECIAL FEATURES

- Bright interiors with a southerly aspect
- Central heating
- Intruder alarm
- Floor to ceiling Double glazed windows throughout
- Superb decorative order
- 2nd floor 1 bedroom apartment of c. 601 sq ft
- Fireplace
- Quiet Development of 9 apartments only
- Intercom
- 2 South facing balconies
- Car parking



## ACCOMMODATION

### Entrance Hall:

with Hot Press - insulated cylinder fitted with dual immersion.

### Sittingroom: xm x xm (16'2" x 14'0")

with open fireplace with stone hearth. Floor to ceiling windows and French doors to Balcony.

Opening to:

### Kitchen/Dining area: xm x xm (16'0" x 8'0")

with range of fitted units and work top areas with tiling surround. The following appliances include a built-in oven, hob, extractor, washing machine/dryer, fridge and stainless steel sink. Floor to ceiling windows with door to Balcony.

### Bedroom: xm x xm (16'9" x 9'8")

with superb range of mirror door wardrobes. Floor to ceiling windows with door to Balcony

### Bathroom: xm x xm (6'10" x 5'5")

Ivory suite incorporating bath with electric Triton T90 power shower with tiled surround, pedestal w.h.b., shaver/light unit and w.c.

### 2 generous south facing balconies of xm x xm ( 17'10" x 3') and xm x xm (13'5" x 4')

## OUTSIDE

Car parking to the front of the Development.

## SERVICE CHARGE

x



## MANAGING COMPANY

x

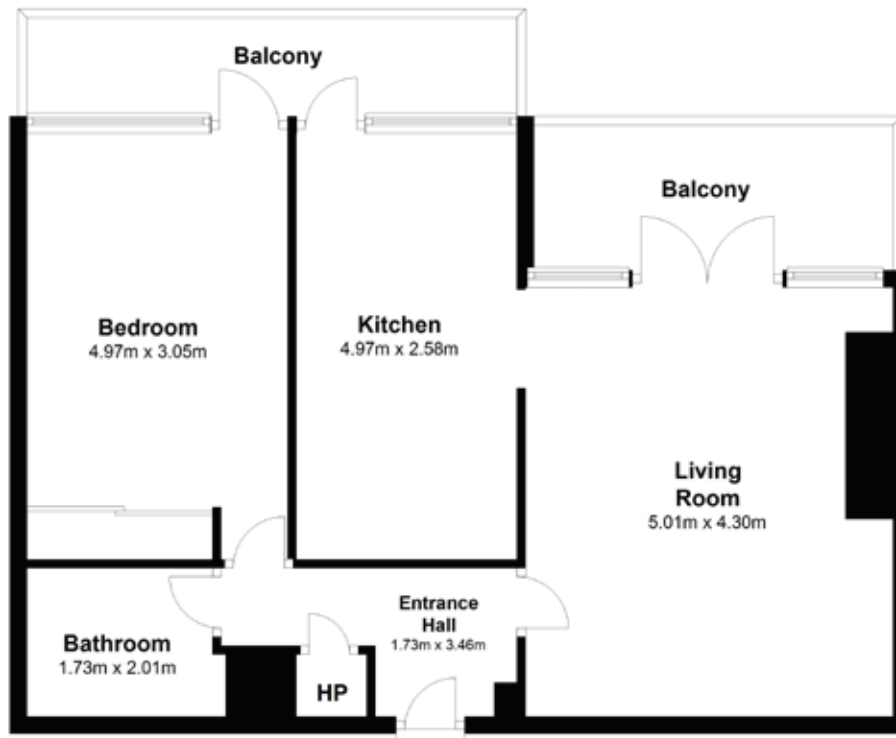
## BER DETAILS

BER xx

BER Number: xxxxx

Energy Performance Indicator: xxx kWh/m2/yr

## FLOOR PLANS



# DK DAPHNE KAYE & ASSOCIATES

The Gables, Foxrock Village, Dublin 18

**Telephone:** 01 289 90 34 **Mobile:** 087 256 02 69

**Email:** [daphne@daphnekayeandassociates.ie](mailto:daphne@daphnekayeandassociates.ie) **www.daphnekayeandassociates.ie**

PSRA No. 003990

The particulars are for guidance only and do not constitute part of, or offer a contract. Every care has been taken in preparing these particulars but their accuracy is not guaranteed and intending purchasers should satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Daphne Kaye & Associates has any authority to make or give any representation or warranty whatever in relation to this property.

