

384 North Circular Road, Dublin 7

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# Investment Summary



Impressive Residential rental property



350 meters to the Mater Hospital



Superbly located in the heart of Phibsborough, within walking distance of Dublin City Centre



Only 550 metres from Phibsborough Tram Stop



5 Apartments And 1 retail unit



Walking distance to the Royal Canal Bank Park



Recently undergone an extensive refurbishment to modern day standards



Long term lease sought with option to buy flexibility

*The property comprises of 6 residential units with on North Circular Road, which is fully let providing income of €132,000 per annum.*



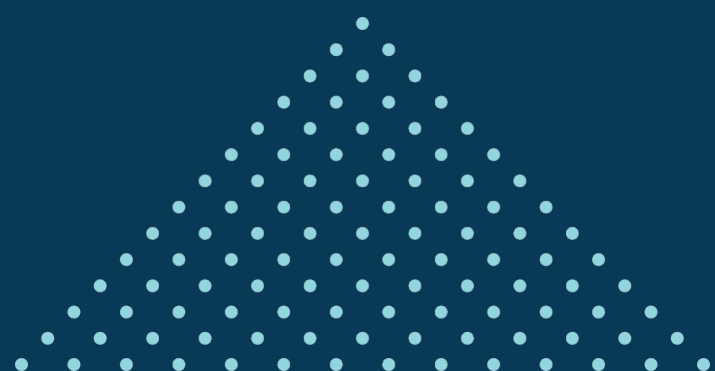


# Location

**The property is superbly located in Phibsborough, a short walk to the Mater Hospital**

384 North Circular Road is in Phibsborough, a mixed commercial and residential neighborhood on Dublin's northside. Phibsborough has modern bars and bistros alongside long-standing pubs, cafes, and restaurants. Due to its excellent proximity to Dublin city centre, Phibsborough has become one of the most sought-after locations in Dublin. Over the past few years, Phibsborough has been going through a regeneration phase as restaurants, cafes, bars, and supermarkets have set up in the area. The Phibsborough Shopping Centre & the Mater Hospital are both 300 meters from the property, and the new TU Dublin (formerly DIT) Campus at Grangegorman is only a short walk away.

Phibsborough benefits from excellent transport connectivity with the LUAS located approximately 550 metres to the west at the 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 southeast of the property, whilst Connolly Train Station is 2 km south east of the property





# Description



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



384 North Circular Road provides tenants with convenient on-street parking, but many tenants will choose to live here because they can walk to work, shops, cafes, and restaurants. As a result, it is a very desirable place to live.

There is a low supply and high demand for high-quality rental properties in this area, which makes this property especially appealing to tenants.

384 North Circular Road is a corner building multi-family home with 5 large residential apartments and 1 retail unit. With cleverly designed apartments throughout, the property retains many of its original style and character.

**Units:** 5 Apartments & 1 Retail  
**Rent:** €132,000  
**Avg rent:** €1,833/month







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