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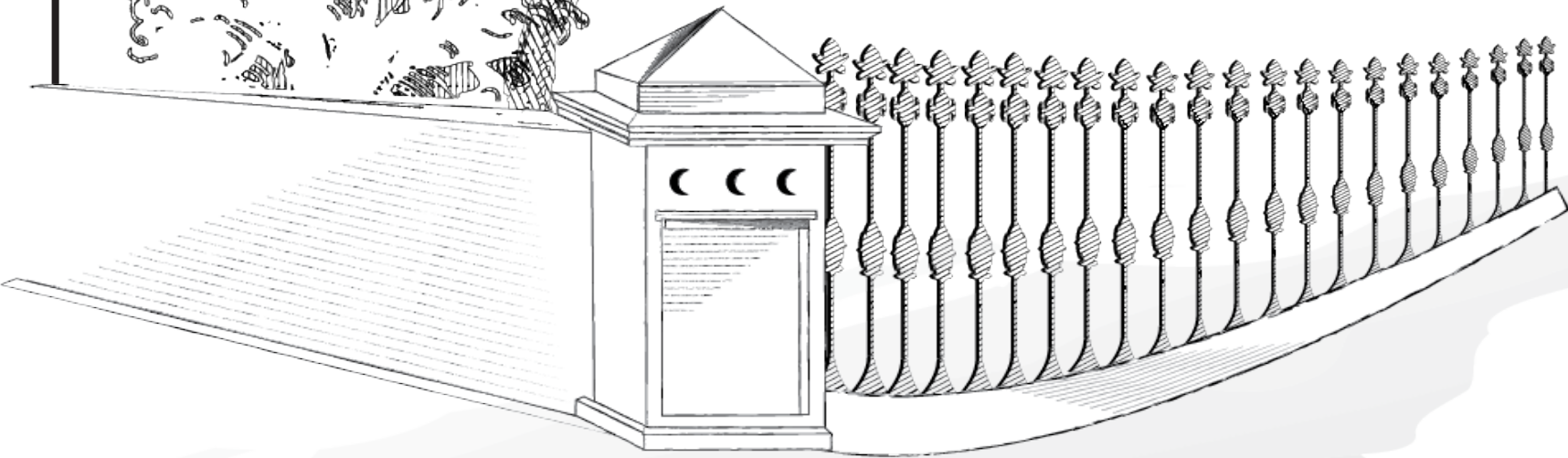
INTRODUCING AN EXCLUSIVE DEVELOPMENT
OF HOMES AND APARTMENTS

1850 : MOUNT TALLANT COTTAGE

In early Ordnance Survey records, the elaborate gateway entrance to the current site led to a substantial detached house, named in the 1869 records as Mount Tallant Cottage.

1878 : ST.PANCRAS HOUSE & MOUNT TALLANT HOUSE

The 1878 edition of the Ordnance Survey described in detail the grand entrance to St Pancras House, the new name for Mount Tallant Cottage. A second entrance led to the neighbouring grand villa, Mount Tallant House.

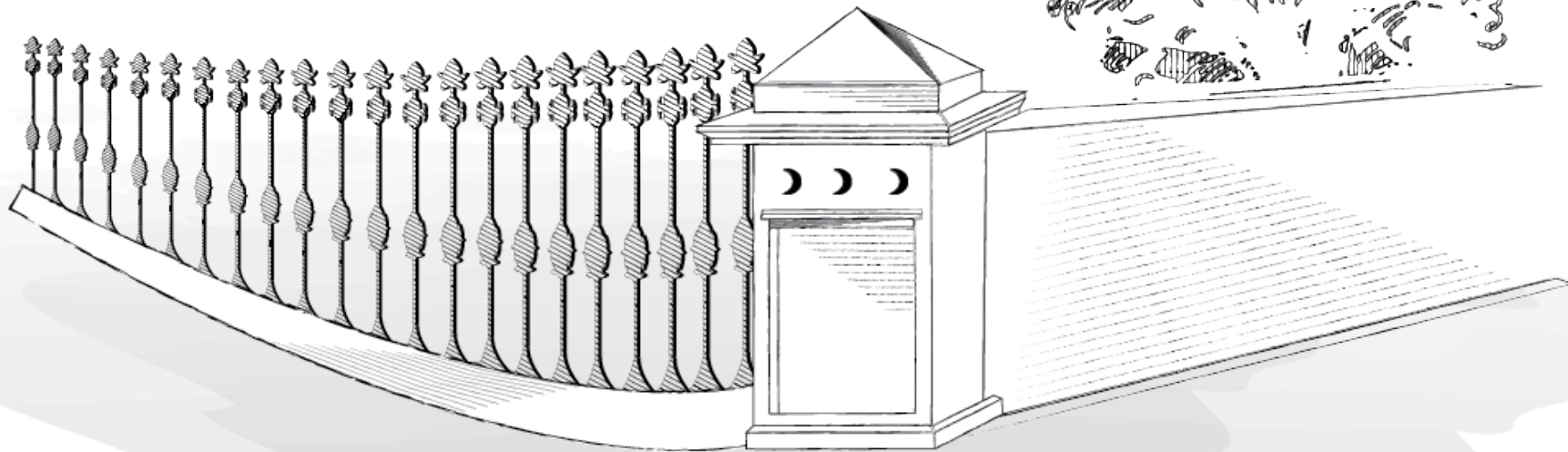


1926 : ST.PANCRAS WORKS

In 1926, the site was renamed St Pancras Works, and housed the Clarnico-Murray confectionery factory. The gate and piers were relocated to Mount Tallant Avenue where they now form the entrance to an exciting new era for this historic site - Saint Pancras.

2018 :

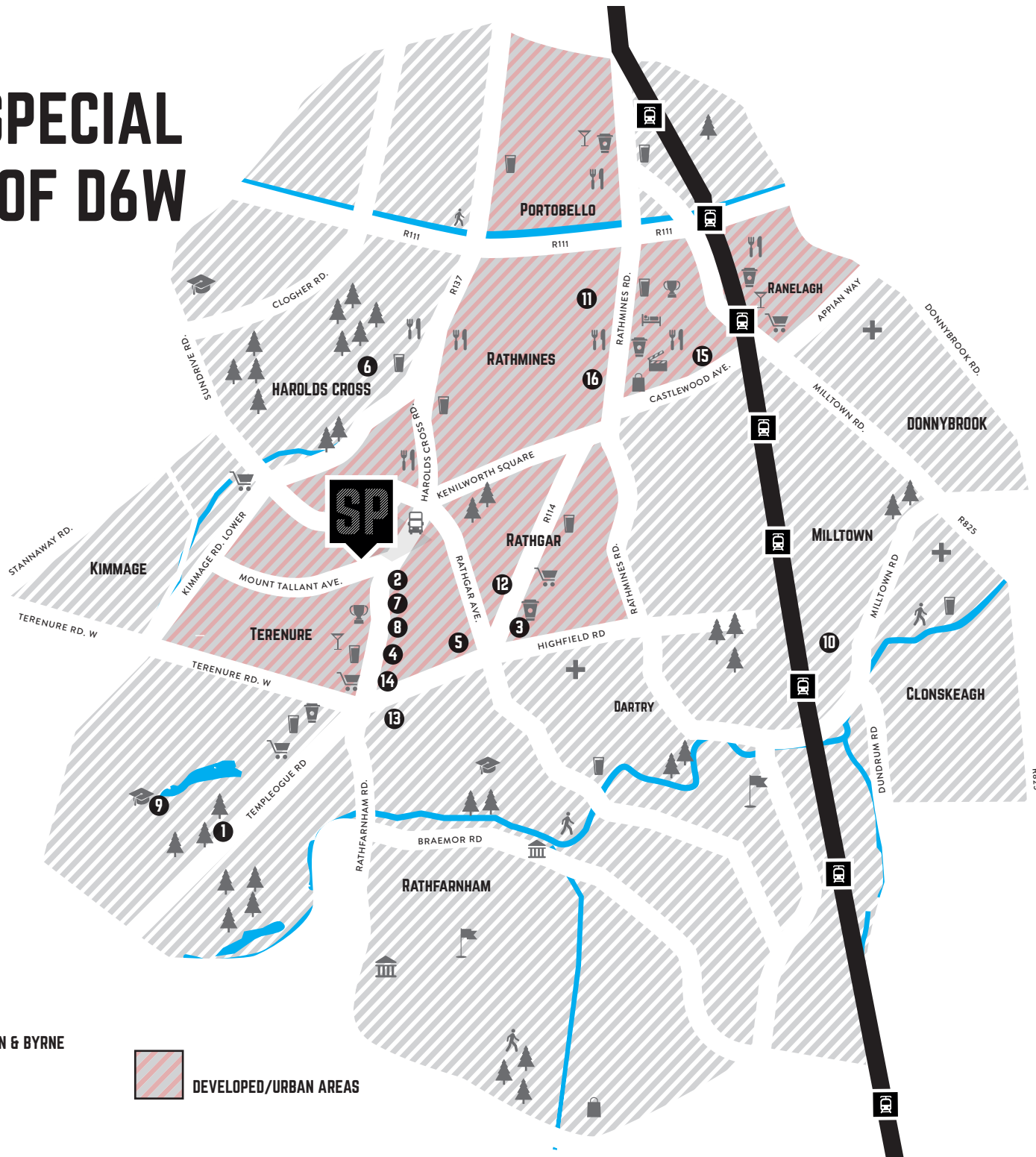
SP **SAINT**
PANCRAS
D6W



SOMEWHERE SPECIAL IN THE HEART OF D6W

- | | |
|---------------------|---------------------------------|
| 1 BUSHY PARK | 9 TERENCE COLLEGE |
| 2 GREENMAN WINES | 10 ALEXANDRA COLLEGE |
| 3 BIJOU | 11 ST. MARY'S SCHOOL |
| 4 VILLAGE BOOKSHOP | 12 THE BUTLERS PANTRY |
| 5 THE COFFEE INN | 13 MARIOS |
| 6 HAROLD CROSS PARK | 14 VAUGHANS |
| 7 MAYFIELDS | 15 SWAN CENTRE / FALLON & BYRNE |
| 8 THE CORNER BAKERY | 16 STELLA CINEMA |

 DEVELOPED/URBAN AREAS





6 MINS

BUSHY PARK



13 MINS

ST. STEPHEN'S GREEN



NOTHING OUT OF REACH

To say that Saint Pancras is convenient is something of an understatement. Dublin City Centre is only a few minutes away and is easily accessed thanks to numerous public transport links, including buses and the Luas system. Getting out of the city is even easier; the M50 motorway is approximately 8km from Saint Pancras, opening up Ireland's network of national roads.





13 MINS

ST.STEPHEN'S GREEN

7 MINS

HAROLD'S CROSS

4 MINS

RATHGAR



5 MINS

RATHMINES

13 MINS

DUNDRUM

16 MINS

M50

**CONVENIENCE MEETS MODERN SOPHISTICATION
AT SAINT PANCRAS, A STUNNING NEW
DEVELOPMENT OF SPACIOUS HOUSES AND
APARTMENTS IN THE HEART OF DUBLIN 6W.**

**PERFECTLY LOCATED ON A HISTORIC SITE
ADJACENT TO THE BUSTLING VILLAGES OF
TERENURE, RATHGAR AND RATHMINES.**

**RESIDENTS OF SAINT PANCRAS CAN ENJOY THE
BEST OF MODERN URBAN LIVING ALONG WITH
THE COMMUNITY SPIRIT THAT THESE EXCLUSIVE
NEIGHBOURHOODS OFFER.**





Bijou
Bistro
& Wine

WEEK LUNCH AT BIJOU

4pm - Mon - Fri
Site Menu from 10 Euro
ID required.





- BREAKFAST from 4.95
- SMALL BREAKFAST
 - LARGE BREAKFAST
 - SCRAPPY EGG
 - POACHED EGG
 - BAKING TRAY
 - FRENCH TOAST
 - WAFFLES PANCAKES



LOVERS OF FINE FOOD AND A VIBRANT SOCIAL LIFE WILL FIND PLENTY OF HOTSPOTS IN THE IMMEDIATE AREA.

Relax with a cocktail and a great film in the refurbished Stella Cinema or catch up with friends over a glass of wine and some delicious tapas at Green Man Wines – it's all just a stroll away.





NEIGHBOURING RATHMINES AND RATHGAR ARE EXCLUSIVE AREAS PACKED WITH ARTISAN SHOPS, BUSTLING CAFES AND EXCELLENT RESTAURANTS.



COFFEE

THE CORNER BAKERY



THE CORNER BAKERY

THE CORNER BAKERY

We Bake 7 Days a Week



MAYFIELD Restaurant

Coffee Croissants

Coffee Croissants Scones





Presentation
Community College
Terenure

**PRESENTATION
COMMUNITY COLLEGE**



THE HIGH SCHOOL



**ALEXANDRA COLLEGE
DUBLIN**

ALEXANDRA COLLEGE



GONZAGA COLLEGE



ST. MARY'S COLLEGE



TERENURE COLLEGE

WHEN IT COMES TO AMENITIES, YOU REALLY CANNOT FIND A BETTER LOCATION.

Families are well provided for, with the pick of southside schools on their doorstep, including Alexandra College, St Mary's College and Terenure College. A number of parks, such as Bushy Park, which are perfect locations for weekend strolls and picnics, while Rathgar Tennis Club caters for every age and ability.



**EACH SAINT PANCRAS HOME FEATURES THE
VERY BEST IN FIXTURES AND FITTINGS AND IS
FINISHED TO THE HIGHEST STANDARD. OUR DESIGN
TEAM HAVE CAREFULLY SELECTED THE DESIGNER
KITCHENS AND BATHROOMS AND HAVE SPECIFIED
FEATURES SUCH AS ADDITIONAL STORAGE SPACE
AND INNOVATIVE HEATING SYSTEMS TO ENSURE
THESE HOMES ARE COMFORTABLE AND PERFECT
FOR MODERN LIFE.**



KITCHENS

by *Gallagher Kitchens*

- High-quality solid painted shaker kitchen doors
- Beautiful quartz countertops with upstands & backsplash
- Washed oak carcasses and soft-close hinges and drawers
- Miele oven, microwave and hob
- Integrated Whirlpool fridge freezer and dishwasher
- Efficient built-in telescopic extractor fan
- Kitchen appliances are included subject to signing contracts within 21 days

BATHROOMS & EN-SUITES

- Sanitary ware by Villeroy & Boch
- Concealed cisterns and vanity units to main bathroom and second floor en-suite
- Chrome-plated taps and thermostatically controlled power showers with luxury rainfall showerheads
- Tiles by Porcelanosa

ENERGY EFFICIENCY

- A3 BER energy rating
- Extensive roof, wall and floor insulation and exceptional air tightness throughout
- Energy-efficient PVC windows and external doors
- A-rated condensing boiler unit and zoned heating control

SECURITY & SAFETY

- Smoke detectors fitted throughout
- Carbon monoxide detection system fitted as standard
- Hardwired for security alarm
- Secure multipoint locking system on windows & doors

ELECTRICAL, MEDIA & COMMUNICATIONS

- Wired for high-speed broadband
- Telephone lines to living, kitchen and master bedroom
- Data points and digital TV connection to living room and master bedroom
- USB charging points
- Main infrastructure installed to accommodate EIR & Virgin Media
- Generous lighting and power points throughout

HEATING & WATER SERVICES

- Highly efficient gas-fired central heating system with thermostatic zoned heating control, including hot water control
- Fully pressurised hot & cold water system

INTERNAL FINISHES

- 2.7m high ceilings on ground floor give each home a light and airy feel
- Attractive staircases featuring painted softwood balustrades, varnished polished oak handrails and newel posts

- All walls, ceilings and joinery painted and finished to a high standard
- Solid core Regency doors throughout
- Wardrobes by Gallagher Kitchens, including bespoke walk-in wardrobe in master bedroom
- Extensive attic storage with pull-down ladder access

EXTERNAL FINISHES

- Attractive brick and render facades
- Reconstituted stone surrounds to windows and doors
- Maintenance-free UPVC fascia soffits and downpipes colour-matched with windows
- Paved front driveways
- Rear patio paved with cobble-lock brick pavers
- All gardens soiled and seeded
- Beautiful open communal green space with extensive landscaping

GENERAL

- Each home is covered by Homebond Structural Guarantee





**SAINT PANCRAS HOMES ARE
DESIGNED TO MAKE THE MOST OF MODERN
LIFE. LARGE WINDOWS FLOOD THESE STUNNING
HOMES WITH NATURAL LIGHT, WHILE SPACIOUS
LIVING AND KITCHEN/DINING AREAS ARE
PERFECT FOR LIVING AND FOR ENTERTAINING.
MODERN ENERGY-EFFICIENT FEATURES
AND TOP-OF-THE-RANGE FIXTURES AND
FITTINGS ENSURE THAT THESE HOMES ARE AS
COMFORTABLE AS THEY ARE STYLISH.**

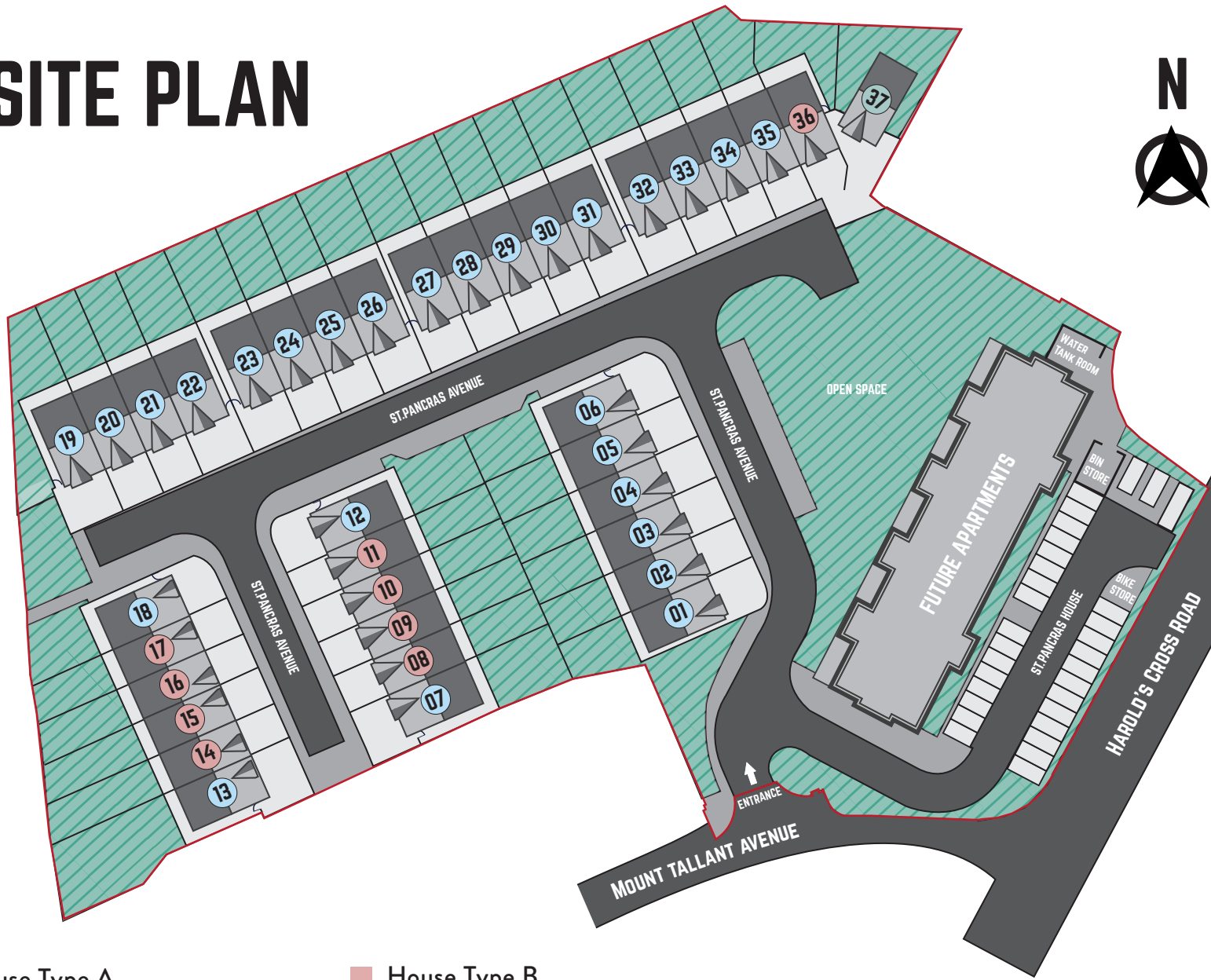








SITE PLAN

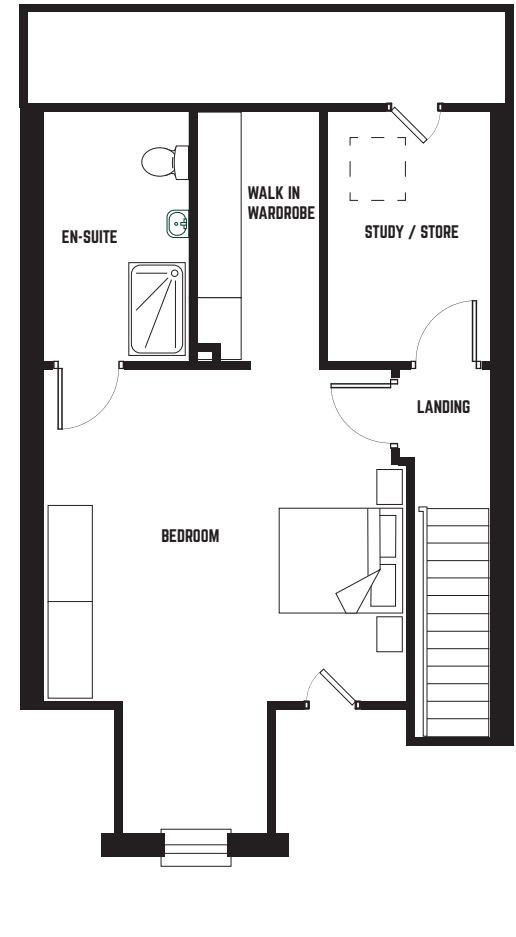
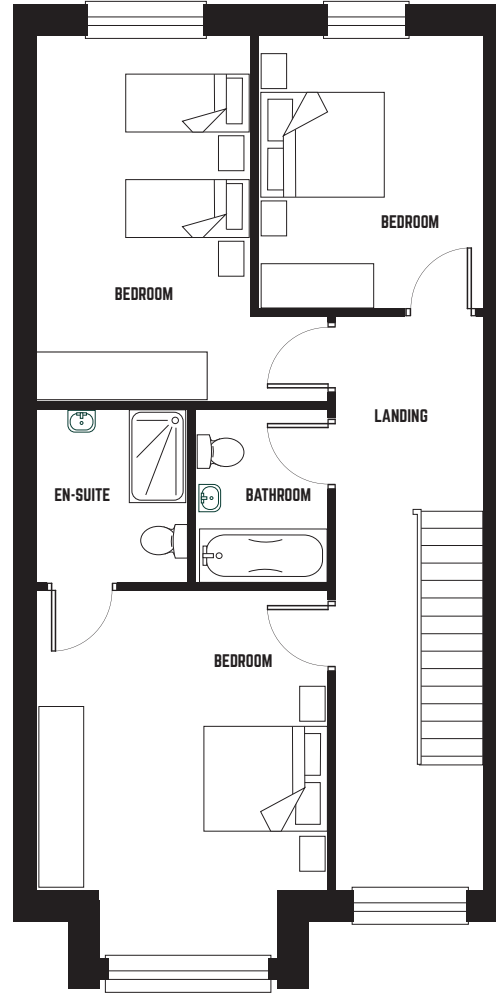
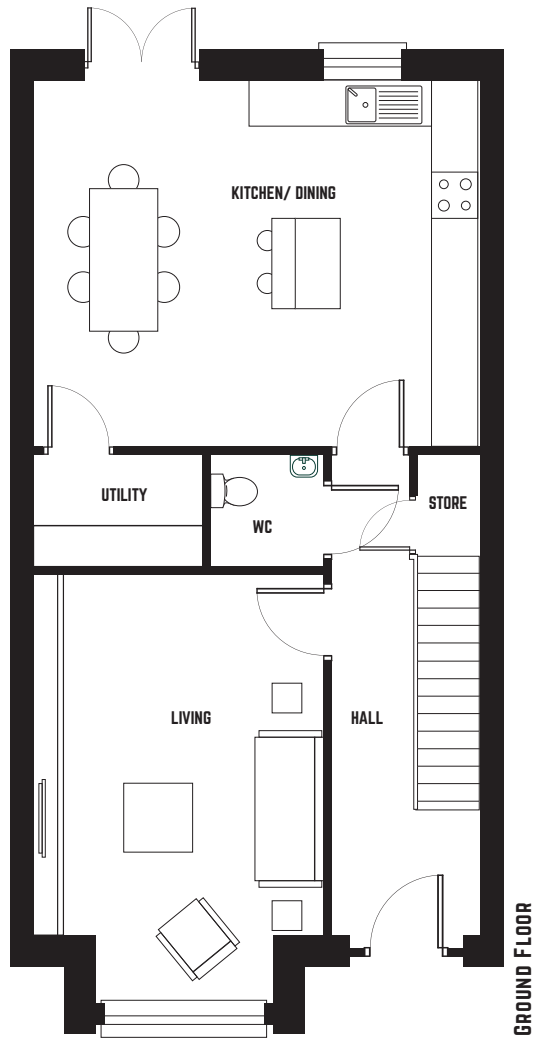


House Type A
 4 Bedroom Terrace / End of Terrace
 186 sq.m (2,002 sq.ft)

House Type B
 3 Bedroom Terrace / End of Terrace
 159 sq.m (1,711 sq.ft)

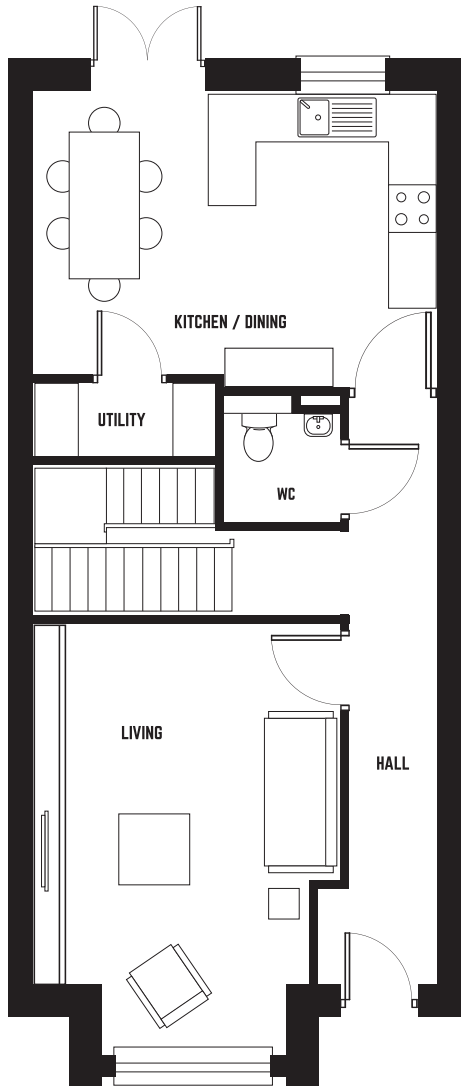
HOUSE TYPE A

4 Bedroom Terrace / End of Terrace
186 m² (2,002 sqft)

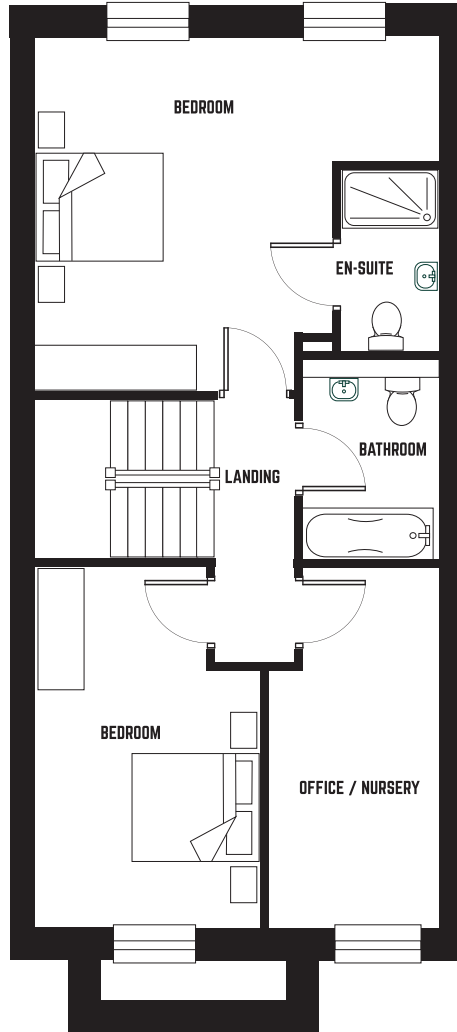


HOUSE TYPE B

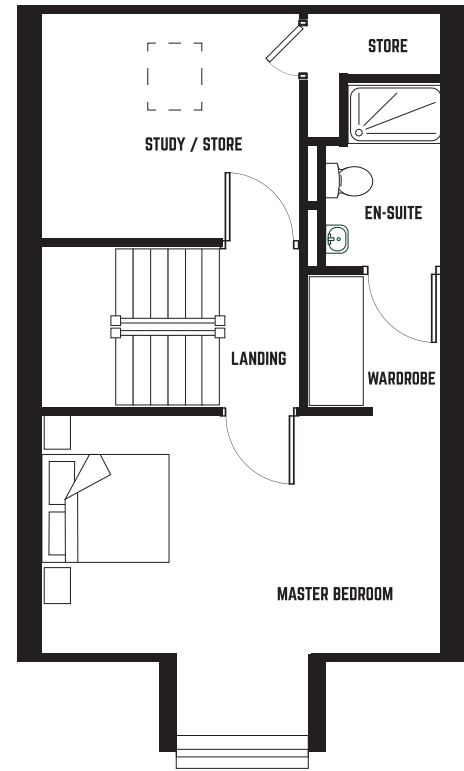
3 Bedroom Terrace / End of Terrace
159 m² (1,711 sqft)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SAINT PANCRAS HOMES BROUGHT TO YOU BY

AGENT



Knight Frank

No. 20-21
Upper Pembroke Street
Dublin 2

W www.knightfrank.ie



ARCHITECT

Reddy Architecture

Dartry Mills
Dartry Road
Dublin 6
D06 Y0E3

W www.reddyarchitecture.ie

SOLICITOR

Amoss Solicitors

Warrington House
Mount Street Crescent
Dublin 2

W www.amoss.ie

ENGINEER

Waterman Moylan

Block S
East Point Business Park
Dublin
D03 H3F4

W www.watermangroup.com

CONTRACTOR

Monami Construction Ltd

Unit C4
Riverview Business Park
Nangor Road
Dublin 12

W www.monami.ie





ARCHTREE
DEVELOPMENTS

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