



Main image: 42 Leeson Street Upper, Dublin 2; above: the elegant dining room; below: the drawing room overlooks the front garden through two sash windows



# An elegant Leeson Street Georgian townhouse and mews for €2.85m

The two-storey over basement property on Upper Leeson Street, upgraded eight years ago, features classic Georgian design elements such as large sash windows and exquisitely detailed plasterwork



**Tina-Marie O'Neill**  
Property Editor

**T**he evolution of cities is a fascinating study, none more so than the transformation of Dublin from a medieval city of narrow, winding streets to the strictly controlled streetscapes and architectural style introduced during the city's heady 18th-century building boom.

This era of restricted design and cohesive development coincided with the reign of King George I in 1714 through to the death in 1830 of his great, great grandson, King George IV, hence lending this architectural period the Georgian

sobriquet before moving on to the Victorian age.

Interestingly, Dublin's handsome Georgian buildings were initially built on the city's more prominent north side with prestigious homes set around what is now Parnell and Mountjoy Squares until the Earl of Kildare elected to build himself a palatial town house (now Leinster House) on the inferior south side of the city. From there, he waited for the aristocrats to swiftly follow suit.

The wealthiest of them sold up and built their new homes on St Stephen's Green, Merrion Square and Fitzwilliam Square with those of lesser titles



– wealthy barristers, merchants and developers building their homes on the surrounding streets, including on Leeson Street, where some of the finest of these period homes are located today.

At the junction where the inbound Leeson Street Upper forks to meet the returning Sussex Road coming out of the city centre is No 42 Leeson Street Upper, an elegant, 288 square metre, two-storey over basement Georgian redbrick.

Extensively upgraded by its current owners eight years ago, the period townhouse is being sold through DNG's Donnybrook branch, where agent Su-

san O'Connell is guiding €2.85 million, which includes a two-bedroom mews property at the rear.

The residence boasts all the features that Georgian architecture is famed for, including its handsome, symmetrically designed facade, large sash windows, exquisitely detailed plasterwork adorning



**to page 2**



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