

# For Sale

Asking Price: £595,000

SimonBrien

**FRAZER  
KIDD**

028 9023 3111  
www.frazerkidd.co.uk



7 Upper Crescent,  
Belfast,  
BT7 1NS

[simonbrien.com](http://simonbrien.com)



## Special Features & Services

- Stunning Late Regency Style End Town House
- Completely refurbished 20 years ago
- Statutory Listed as B1 on 27th September 1979 internally and externally
- Currently used as Modern Office Suites
- Retaining Many original architectural features
- Three reception rooms/offices
- Five bedrooms/offices
- Three WC's
- Kitchen with casual dining area
- Balcony terrace with southerly aspect
- Large storage in two attic rooms
- Wheelchair accessible
- Gas Fired Central Heating

## Summary

Upper Crescent was perhaps the grandest terrace development undertaken in Belfast, an elegantly curving row of three storey dwellings in a late regency style built in 1846 by timber and shipping merchant Robert Corry. Originally occupied by Belfast's professional and business classes, leaving their older residences in the centre of the town, which in turn were gradually turned into shops and offices.

No.7 is set to the west end of the row and is one of the more ornate buildings of the grouping, having large two storey Corinthian columns to front. The front elevation is asymmetrical and faces roughly North. To the right on the ground floor is the entrance, which consists of a recessed timber panelled door with panelled pilaster jambs and rectangular two pane fanlight. Two stone steps to door. To the left of the doorway are two tall plain sash windows. To the first floor are three larger windows set on a sill course. These have recent frames made to resemble the original regency style sashes. To the second floor are three pairs of narrow, semicircular headed sash windows. These windows rest on a more pronounced (cornice-like) sill course projection with dentillations. The ground floor level is finished in rusticated render, with the upper floors in plain render. Four large, evenly spaced Corinthian  $\frac{3}{4}$  columns span the ground and first floor heights and support a projecting frieze below second floor sill course level. The outer columns are square. Corresponding with these pilasters to the second floor are four panelled pilasters which rise to form parapet piers with a pierced, balustrade-like, parapet between them.

The accommodation internally which was originally a fine home has been converted into office accommodation in recent years but retains many of the original architectural features. Enjoying gas central heating and a modern feel, it would a great opportunity to return the building to a dwelling (subject to consent) or alternatively continue to use it as an office.

A private viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH:

Ceramic tiled floor (black and white tiles).

#### ENTRANCE HALL:

Ceramic tiled floor, corniced ceiling.

#### LIVING ROOM:

**18' 6" x 17' 7" (5.64m x 5.36m)**

Shuttered windows, corniced ceiling, ceiling rose, cast iron fireplace with gas inset and slate surround, french double doors to Sitting Room.



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**SITTING ROOM:**

**17' 6" x 11' 5" (5.33m x 3.48m)**

Corniced ceiling, French double doors to Dining Room.

**DINING ROOM:**

**26' 3" x 12' 5" (8m x 3.78m)**

Ceramic tiled floor, large roof lantern.



**CLOAKROOM:**

Low flush WC, vanity sink unit, ceramic tiled floor, fully tiled walls, chrome towel radiator.

**KITCHEN WITH DINING AREA:**

**13' 0" x 11' 4" (3.96m x 3.45m)**

Full range of high and low level units, polished granite work surfaces, 4 ring ceramic hob and under oven, stainless steel eye level oven, ceramic tiled floor.

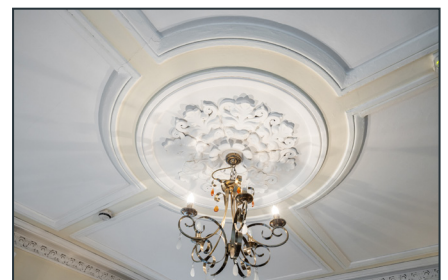


**FIRST FLOOR**

**BEDROOM (1):**

**25' 8" x 16' 4" (7.82m x 4.98m)**

Cast iron fireplace with marble surround, corniced ceiling, coffered ceiling, shuttered windows.





**BEDROOM (2):**

**17' 6" x 13' 6" (5.33m x 4.11m)**

French double doors to balcony, French door to WC.

**WC:**

Glass bowl sink unit, low flush WC, partly tiled walls, ceramic tiled floor.



**BALCONY:**

**25' 5" x 12' 5" (7.75m x 3.78m)**

Paved patio around roof lantern.



**BEDROOM (3):**

**17' 4" x 12' 8" (5.28m x 3.86m)**

Suspended ceiling.



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## SECOND FLOOR

### BEDROOM (4):

25' 8" x 18' 3" (7.82m x 5.56m)

Suspended ceiling, cast iron fireplace.



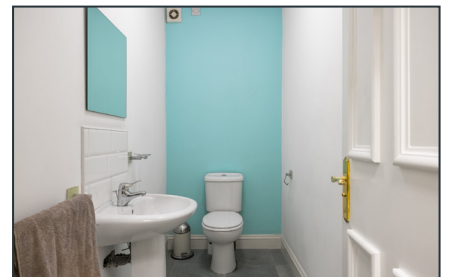
### BEDROOM (5):

13' 9" x 13' 3" (4.19m x 4.04m)

Suspended ceiling, cast iron fireplace.

### WC:

Pedestal wash hand basin, low flush WC, ceramic tiled floor.



## THIRD FLOOR

### STORAGE:

17' 6" x 12' 9" (5.33m x 3.89m)

### STORAGE:

10' 3" x 7' 9" (3.12m x 2.36m)

### OUTSIDE

Off street parking.



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Floorplan Is For Illustrative Purposes Only And Is Not To Scale

## MORTGAGE ADVICE

For free independent advice on mortgages talk to  
**Crawford Mulholland, 503 Lisburn Road, Belfast, Co. Antrim, BT9 7EZ**  
 T: 028 9066 5544  
 E: office@crawfordmulholland.com

## VALUER

**Simon Brien - South Belfast**  
 525 Lisburn Road,  
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**Sam Dickey**  
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## SELLING AGENT

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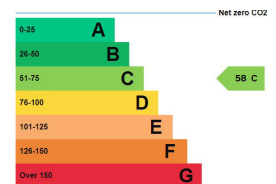
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