OVATION PROPERTIES

FOR SALE

240 East 46th Street, Residence 10H

TURTLE BAY, MANHATTAN

A WORLD-CLASS, INTERNATIONAL ADDRESS

Residence 10H sits between Second and Third Avenues in Turtle Bay / Midtown East, inside the overlap of three urban systems: Grand Central commuter convenience, the UN / diplomatic corridor, and Midtown's private-club spine.

Virtually Staged

WALKABILITY

Walk Score 100/100

WALKER'S PARADISE
RIDER'S PARADISE
VERY BIKEABLE

NEIGHBORHOOD HIGHLIGHTS

Live at the center of Turtle Bay / Midtown East—with Grand Central at your back, the United Nations and Dag Hammarskjöld Plaza steps away, and Bryant Park, fine dining, and premier clubs all within a 15-minute walk.

TRANSIT & ACCESS

Grand Central–42 St (4/5/6/7/S)	0.22 mi	4–7 min walk
Grand Central LIRR / Metro-North	0.29 mi	Direct regional rail access
51 St / Lexington Av–53 St + 5 Av–53 St (E/M/6)	0.30–0.52 mi	North / northwest connections
M15 at 2 Av / E 46 St	0.04 mi	On the corner

PARKS, PUBLIC SPACE & CULTURE

- Dag Hammarskjöld Plaza — one block north
- Weekly Wednesday farmers' market
- Katherine Hepburn Garden
- Japan Society museum
- Holy Family Church — the "United Nations Parish"
- Turtle Bay Gardens Historic District
- United Nations Headquarters
- Chrysler Building
- *Planned East River waterfront promenade*

DAILY LIFE, DINING & CLUBS

- Whole Foods
- Morton Williams
- Gristedes
- Sparks Steak House
- Smith & Wollensky
- PJ Clarke's
- 2nd Avenue restaurant row
- Yale Club — approx. 0.4–0.5 mi / 8–12 min walk
- Harvard Club — approx. 0.6–0.7 mi / 12–15 min walk
- Vanderbilt YMCA
- Equinox Midtown East

WHY IT MATTERS

This is not just a studio in Turtle Bay—it is a strategic node inside a high-leverage mesh of transit, premier private clubs, the UN / diplomatic ecosystem, and world-class daily-life amenities, all within roughly a 15-minute walking radius. Convenience, connection, and culture—built into your address.

$495,000 • STUDIO • 1 BATH • APPROX. 425 SF • CONDO • SHOWN BY APPOINTMENT

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