

240 East 46th Street, Residence 5A

TURTLE BAY, MANHATTAN

UNITED NATIONS / GRAND CENTRAL

FIRST TIME OFFERED IN OVER 20 YEARS

A designer-renovated, south-facing alcove studio in the heart of Midtown East — owned and reimagined by a high-end fashion designer.

A thoughtfully defined sleeping alcove takes a queen-size bed while preserving a separate and generous living area, under dark-mahogany-colored hardwood oak floors, custom lighting and bespoke mirrors.



THE RESIDENCE

- South-facing alcove studio, mint condition
- Sleeping alcove takes a queen bed
- Separate, generous living area
- Dark-mahogany-colored oak floors
- Custom lighting & bespoke mirrors
- All-white marble bath, Kohler fixtures
- Stainless-steel base cabinetry
- Hollywood-style mirrored vanity

WINDOWED DESIGNER KITCHEN

- Italian-made Bertazzoni gas range
- Bertazzoni microwave
- LG refrigerator
- Italian lacquer-finish cabinetry
- White marble flooring
- Generous storage & prep space
- A chef-style kitchen rarely found in a Manhattan studio

BUILDING & TRANSIT

- 24-hour doorman · resident manager
- Elevator · on-site laundry
- Condominium · 100 residences · 1962
- 4/5/6/7/S at Grand Central — 0.22 mi
- LIRR & Metro-North at Grand Central
- E/M/6 at 51st St — 0.30 mi
- Bloomingdale's, Sparks, Smith & Wollensky

\$495,000

LIST PRICE

\$755

COMMON CHARGES / MO.

\$58

ASSESSMENT / MO.

\$480

TAXES / MO.

A PIECE OF MANHATTAN

Ideally positioned between the United Nations and Grand Central, with the 4, 5, 6, 7 and Shuttle, Metro-North and the Long Island Rail Road all within easy reach — and renowned dining, shopping and everyday conveniences on every surrounding block.

A unique opportunity to acquire a designer-renovated Manhattan condominium that has not been available for sale in more than two decades.

ALCOVE STUDIO • 1 BATH • APPROX. 425 SF • CONDOMINIUM • TAXES \$5,764.64 / YR WITHOUT ABATEMENTS

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Assessment is temporary and added to the base common charges. Square footage is approximate; final measurements are set by the offering plan. Figures are subject to change — confirm with your attorney and the managing agent prior to contract.