



**515 E 88TH STREET UNIT 2M**

515 E 88TH ST, NEW YORK, NY 10128

**\$399,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 515 E 88TH STREET UNIT 2M

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The best buy near Best Buy! Located in a charming section of Yorkville, this true one bedroom apartment with high ceilings (9'5") gives you the opportunity to easily mold it to your design vision. Apartment 2M features large windows in the living room, through which the sun pours in to illuminate the room and the adjoining kitchen. Attractive vintage touches include hardwood floors throughout the apartment and windows in every room--rare in a classic co-op--offering ventilation of every space. The pass-through kitchen can easily be modified to combine into an open floor plan living/dining area, and the well-placed closets and cabinets fit everything you need most within easy reach.

**\$399,000**



Nestled on a quiet yet convenient street, 515 East 88th Street is a well-managed five-story co-op community of 69 apartments in an appealing prewar 1920s building. It's just steps away from bucolic Carl Schurz Park with its dog runs and the majestic East River Promenade. To the west is ready access to a wealth of restaurant and nightlife options as well as staple retail outlets including clothing stores, supermarkets, banks, and pharmacies. When you're ready to leave the neighborhood for work or play, you have an array of transportation options including multiple subway (4, 5, 6, and Q) and bus (M86, M31, M15, and M101) lines. There's even the East River Ferry close by, providing a sightseer's view of the city as you head to Midtown Manhattan, Queens, or Brooklyn. 515 East 88th has additional amenities to make you feel at home. There is an elevator, resident manager, laundry room, bike room, and storage (wait list). Pied-a-terre purchases are permitted; co-purchasers, guarantors, and gifting are considered on a case-by-case basis. Pets are permitted for owners; subletting is allowed after 2 years, in 1 year increments. The flip tax is 1%. Some images are virtually staged.



