



**207 E 74TH STREET UNIT 5JH**

207 E 74TH ST, NEW YORK, NY 10021

**\$2,950,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

# 207 E 74TH STREET UNIT 5JH

207 E 74TH ST, NEW YORK, NY 10021

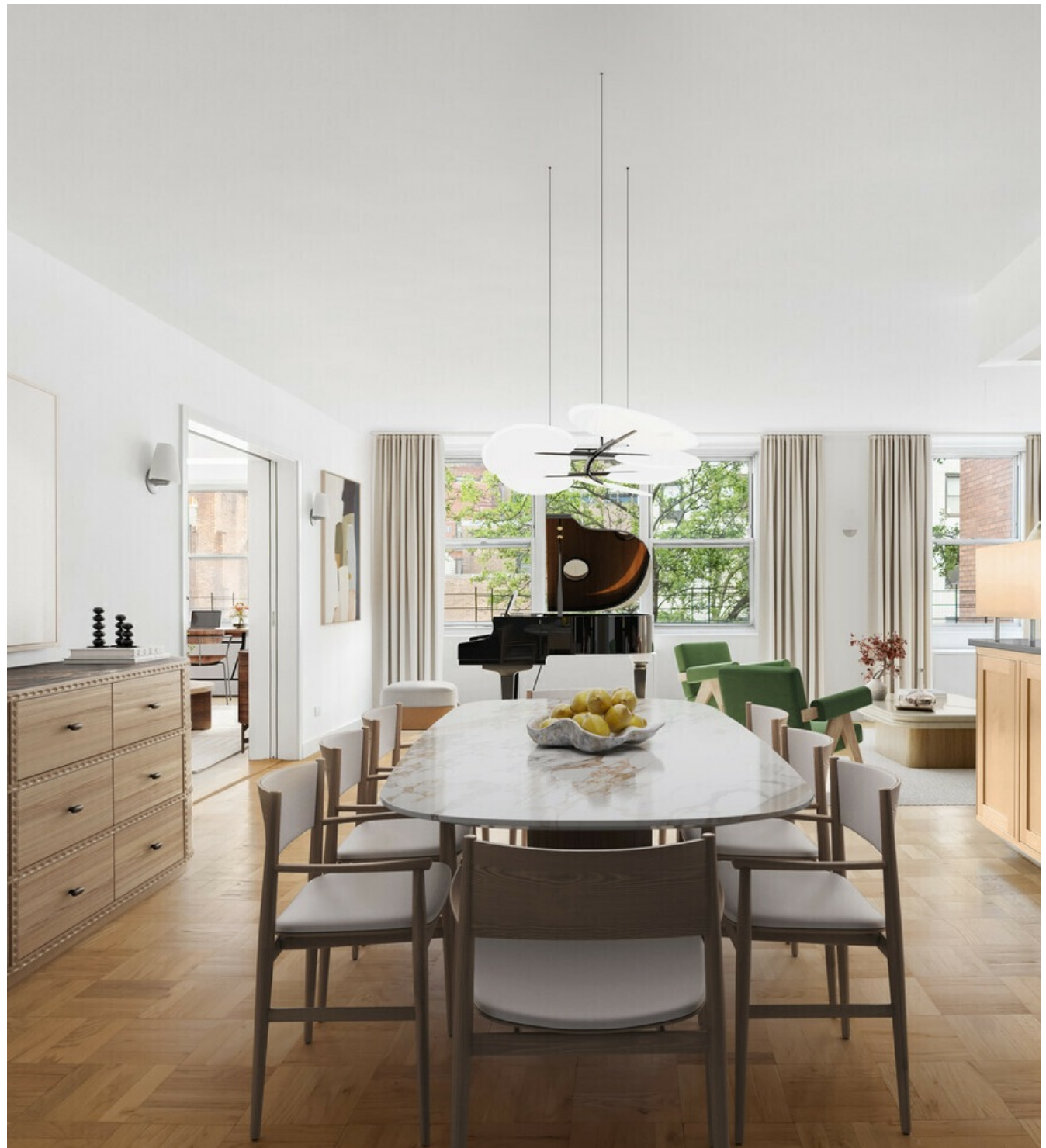
This large, bright and versatile apartment-in move-in condition-awaits you. With eight generously proportioned rooms, including up to five spacious bedrooms, three full bathrooms and numerous closets, it allows for multiple configurations, making the apartment adaptable to evolving needs over time. The apartment features south and north facing exposures, bringing in sunlight and cross-ventilation throughout the day, with delightful views in both directions. Designed by architect Robert Kahn, the open concept living room, dining room and kitchen creates an expansive space that maximizes natural light and makes entertaining effortless.

**Cooling: Central A/C,**  
**Special Program: Global Luxury**

**\$2,950,000**



The chef's kitchen includes abundant custom wood cabinetry built with craftsmanship and attention to detail and durable slate countertops, combining aesthetics and function. Quality parquet wood flooring and custom millwork run throughout the home. The fifth bedroom can be designed as a den, home office or formal dining room. The smart split-bedroom layout makes it easy to work, play, relax and recharge - simultaneously, all under one roof. Situated on one of Lenox Hill's prettiest tree-lined blocks, the Mayfair is an established and elegant post-war doorman building with a dedicated staff and a peaceful, welcoming environment. The lobby and hallways have been updated in a recent, sophisticated renovation. The Mayfair is near Central Park, the 4/5/6 and Q subway lines. Several supermarkets are close by, Equinox is down the block, and beloved neighborhood favorites like Mezzaluna, JG Melon and Breads Bakery are just around the corner.



Additional apartment highlights:  
Thirteen very large closets (including several large walk-ins) for exceptional storage  
Central air-conditioning throughout  
Breakfast bar in kitchen  
Quiet, mid-block location  
Exceptionally low maintenance  
Additional building highlights: Impeccable full-service coop with full-time doorman and live-in resident manager  
Direct-access residents-only garage (wait-list)  
Two washer-dryers on each floor, maintained by the building  
Additional building storage, including bike storage, available  
65% financing allowed  
Pet-friendly  
Pied-a-terre ownership permitted  
"Some images are virtually staged"



