



**475 PARK AVENUE UNIT 8A**

475 PARK AVE, NEW YORK, NY 10022

**\$2,350,000**

*150 Years*

**JOHN D WOOD & CO.**

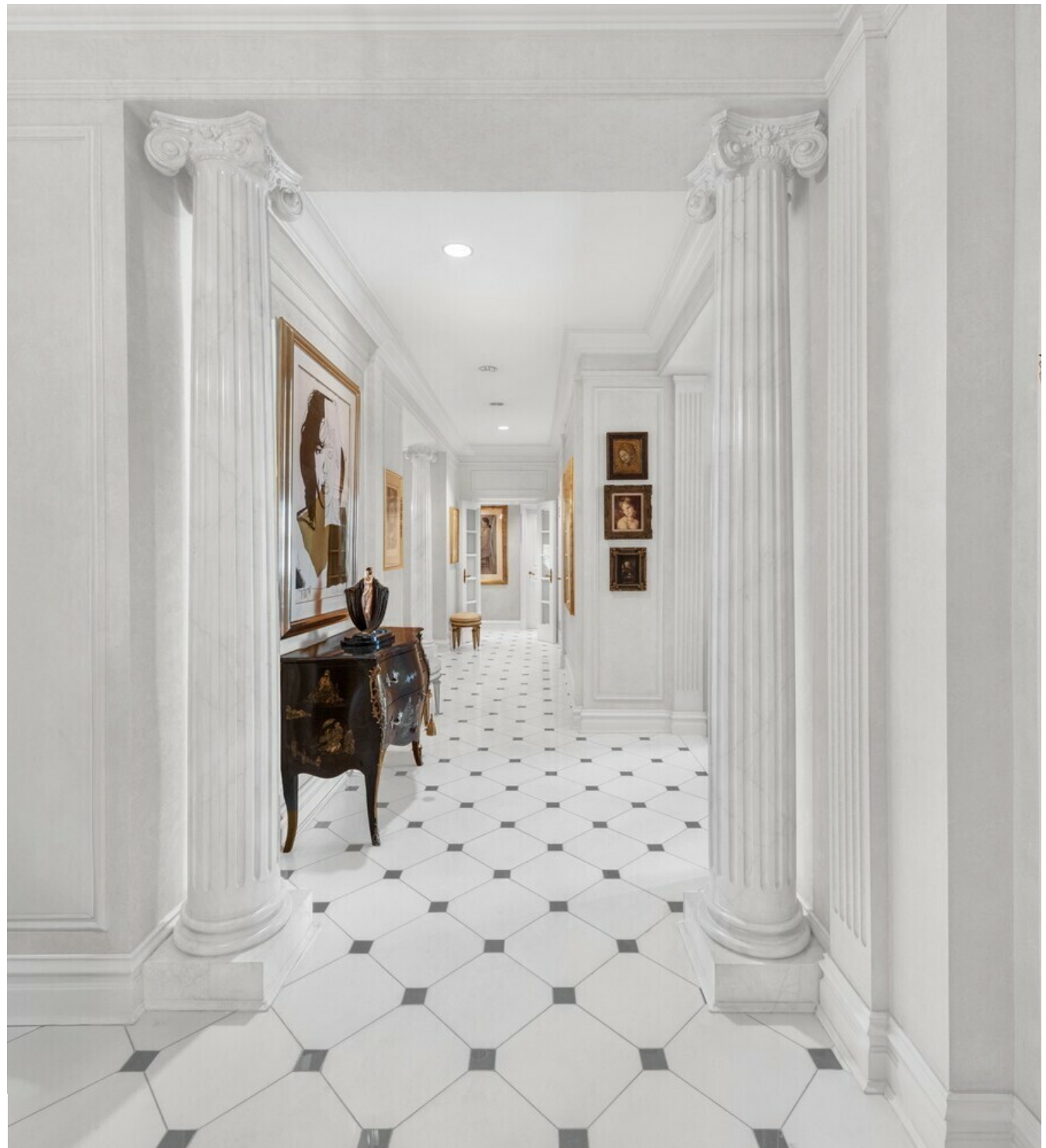
London, Country & International Property

# 475 PARK AVENUE UNIT 8A

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Splendid grand scale six room residence of approximately 2,250 square feet in a superb location on Park Avenue. The elegant entry gallery leads to the grand sun filled 25X21 foot living room with a wood burning fireplace, multiple seating areas and a wall of oversized picture windows facing the Avenue. Across the gallery is the beautiful formal dining room. There is a powder room off the gallery. The well equipped windowed kitchen can be accessed from the dining room or the foyer, and opens to the comfortable breakfast room/office. The corner primary bedroom is filled with natural light and has beautiful south views down Park Avenue. It has an ensuite marble bathroom and generous closets.

**\$2,350,000**



The second bedroom is set up as a library with beautiful custom cabinetry, two large closets, and a hall bathroom. The apartment has very high ceilings, hardwood floors and through-wall air conditioning. 475 Park Avenue is a white glove cooperative at 58th Street and Park Avenue, built in 1908 and redesigned in 1959. Amenities include a doorman, elevator attendants, resident manager, and basement storage. Pieds-a-terre are permitted with board approval. The building allows 50% financing. There is a 2% flip tax payable by purchaser.



