



165 W END AVENUE UNIT 15J

165 W END AVE, NEW YORK, NY 10023

\$675,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

VIRTUALLY STAGED

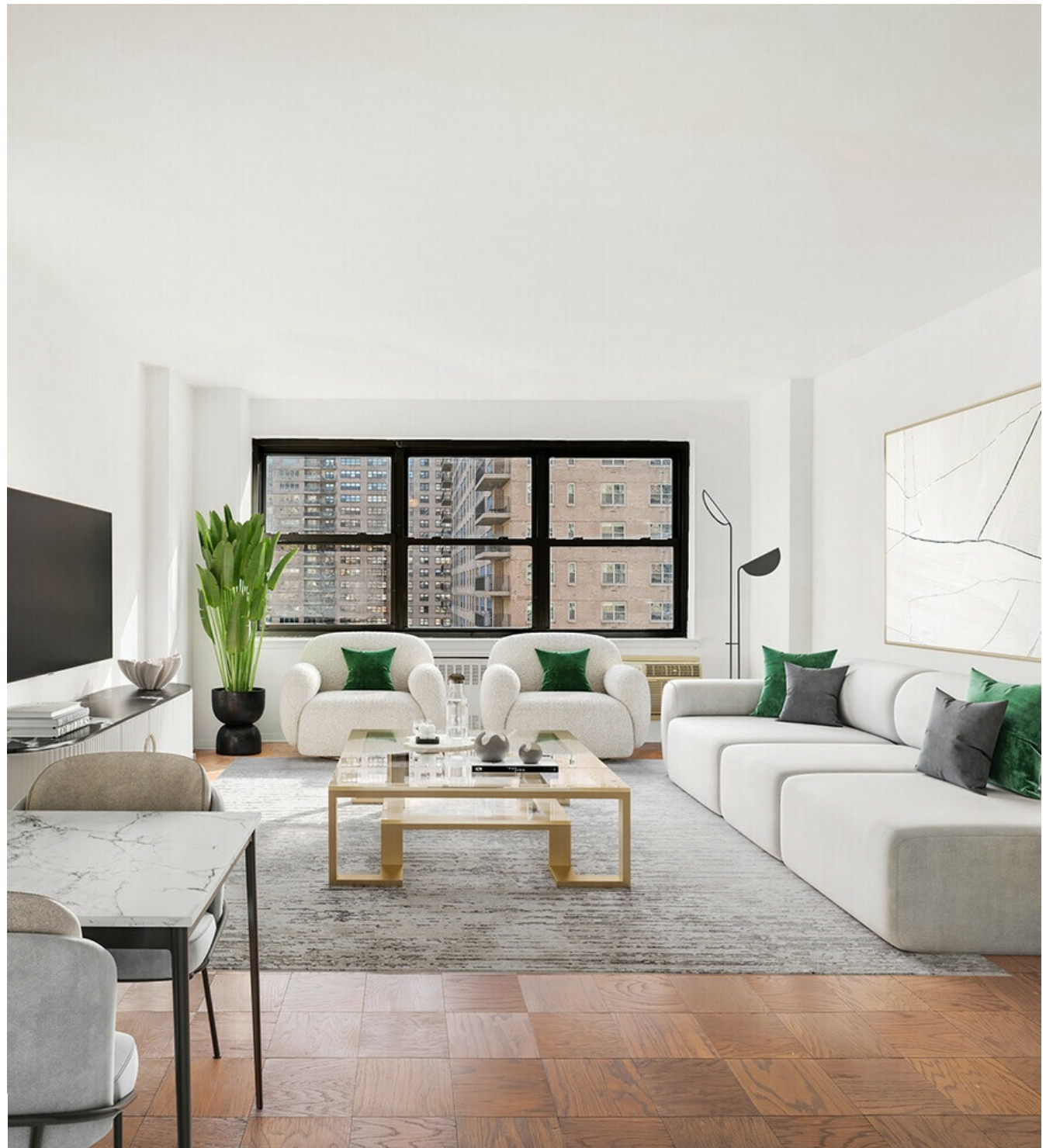
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15J is a bright, east-facing, high-floor one-bedroom home, located at the front of the building, with open views of sky, city, and trees. The main rooms are generously sized and there is excellent storage throughout. The living room and bedroom are so spacious that this floor plan can accommodate a separate den. Additional conveniences include through-the-wall air-conditioning in both the bedroom and the living/dining rooms, and beautiful new windows. Please note the kitchen needs TLC, and the furnished photos and the renovated kitchen photo have been virtually staged.

Fireplace Count: 1 Fireplace

\$675,000



165 West End Avenue sits almost adjacent to Lincoln Center, with its diversity of music, ballet and theater as well as community space and major art installations. The building's proximity to Riverside Park on the Hudson to the west and Central Park and Columbus Circle to the east is a huge plus. Multiple subway and bus lines are nearby, as are Trader Joe's, Fairway, and many of the city's best restaurants. This impeccably maintained, full-service building has an outstanding staff and every amenity. There's a stunning new lobby, a large gym, and a well-equipped, bright laundry room with a carefully organized library. Hallway renovations to match the lobby are underway. The building has a live-in super, a playroom, an attached garage, and an on-site dry cleaner. Storage and a bike room (with waitlists) are available. The building offers a private entrance to a private park with pickleball, basketball, a playground, picnic areas, and acres of open green space. Heat, hot water, gas, and electricity are all included in the maintenance! Subletting is allowed 2 out of every 5 years, subject to board approval. There is a \$327.24 monthly assessment in effect until early 2027.



