



**78 PHILLIPS ST UNIT 3**

78 PHILLIPS ST, BOSTON, MA 02114

**\$659,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

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Discover the unicorn of Beacon Hill: a sun-lit 1-bed+office gem on picturesque Phillips St w/ an EXTREMELY RARE DEEDED PARKING SPACE! Say goodbye to circling for spots. This charming condo features a flexible layout: a spacious primary BR plus a large 2nd room w/ windows-perfect for your WFH office or massive walk-in closet. You'll love the gleaming HW floors, modern kitchen w/ granite & SS appliances. Imagine sipping coffee while strolling historic brick sidewalks & gaslit streets. A true commuter's dream! Unbeatable proximity to Charles/MGH Red Line, Storrow Dr, I-93, & the Pike.

**Cooling: No A/C,**  
**Sewer: Public,**  
**Heating Type: Steam Heat,**  
**Water: City Water**

**\$659,000**



Mere steps to Mass Gen Hospital, the scenic Charles River Esplanade, Boston Common, & the chic dining/shopping along Charles St. Embrace an iconic city lifestyle w/ unparalleled convenience.



