

## 224 W 22nd St

Single Family Townhouse | Block & Lot 771-52 | Chelsea



**\$4,995,000** (Approx. \$1,411 /Sq.Ft.)

\$22,293 Annual RE Taxes

- 1 Unit
- 4 Floors
- 10 Rooms
- 5 Baths

Lot Dimensions: 20 x 98.75  
 Building Dimensions: 19 x 40  
 Bldg Sq. Footage: 3,540  
 Zoning: R8B



Nestled on a beautiful block in the heart of dynamic Chelsea, this unusually wide single-family townhouse offers extraordinary opportunity. Currently built 4 stories plus basement, it has great expansion potential (max allowed FAR is 4; FAR as built is 1.79) and offers exceptional ceiling heights and interesting architectural details. The elegant parlor floor is graced with three almost floor-to-ceiling windows in front and two in the rear, overlooking the garden. The rest of the house has just the right amount of exposed brick to give it character. A total of 7 fireplaces provide additional focal points. With some TLC, many of them should be operable.

The ultimate layout will be defined by the new owner. One of the existing highlights is the unique top floor, which has functioned as a great room with auxiliary kitchen. The rustic beamed ceiling ranges from 14'2" to 11' high and helps to create this unusually wonderful space.

Throughout the years, this house has been the backdrop for fantastic parties and celebratory times. In addition to beautiful internal space, it has a deep garden, providing a wonderful spillover area for large gatherings. Three contiguous homes – this being in the middle – have kept their gardens open to one another, giving an expansive and luxurious feel.

Totally adaptable and free from Landmark regulations, the home's potential is bound only by its new owners' imagination.

**Basement:** Full cellar with mechanicals.

**Garden Level:** Front entrance to the house with rear entry to the garden. Roomy office/den with exposed brick and fireplace, library and guest room. Two full baths.

**Parlor Floor:** Elegant entertaining space with 12' ceilings, floor-to-ceiling windows in both front and back and 2 fireplaces. Huge eat-in kitchen and full bath.

**Third Floor:** Two well-proportioned bedrooms, each with a fireplace and a bath en suite. Two offices. All with 10' ceilings.

**Fourth Floor:** Great room (or potential extraordinary master bedroom) plus secondary kitchen. Skylights, beamed ceilings ranging from 14'2" to 11' and 2 fireplaces.

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