

395 BLEECKER

Townhouse · Block & Lot 622-32 · West Village

This four-story landmarked townhouse, on Bleecker between Perry and West 11th Streets, is in the heart of the historic West Village, one of Manhattan's most desirable residential and retail neighborhoods. An ideal location within steps from top rated restaurants such as Sant Ambroes, Café Cluny, Waverly Inn and many boutiques including Ralph Lauren, Marc Jacobs, and Coach, and only a few short blocks from Abingdon Park, a Greenmarket, and major transportation. 395 Bleecker is one of a privileged few homes with access to gorgeous Bleecker Gardens with its beautifully landscaped plants, trees and a fountain pool. The large comfortable living room has a bank of windows facing the garden, and, on the same floor, a spacious kitchen with Western exposure. Currently configured as a two family residence it can remain as is, or easily be renovated and converted back to a single family home. 395 Bleecker is also an excellent investment opportunity. This part of the historic neighborhood was originally commercially zoned. The first floor could become a retail space. A recent newspaper article highlights the prominence of Bleecker Street: it has now surpassed London's Bond Street and Los Angeles' Rodeo Drive in retail price per sq. ft. Townhouse owners share full condo-like services: a superintendent, a gardener and a managing agent.

\$9,000,000

- 3 Units
- 4 Floors
- 99 Rooms
- 4 Baths



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