

454 W 25th St

Multi-Family Townhouse | Block & Lot 722-69 | Chelsea

\$4,695,000 (Approx. \$1,368 /Sq.Ft.)

\$29,581 Annual RE Taxes



- 4 Units
- 3 Floors
- 10 Rooms
- 5 Baths

Lot Dimensions: 20 x 99
Bldg Sq. Footage: 3,432



Built in 1852 by Chelsea's forefather, Clement Clarke Moore, this charming 4-story, 20' wide brick townhouse is it, offering many original details – parlor pier mirrors plus marble mantels throughout – and a world of potential. Currently configured as 4-free market rental units with a garden floor-through, parlor & 2nd floor duplex & two studios on the top floor. Exceedingly versatile & appealing – use this lovely house as it is to live and collect income, create your Chelsea oasis within the current footprint or utilize the additional FAR to substantially expand the home to suit your needs. The 1 bedroom garden unit features a decorative marble mantel and opens into a brick-walled garden that is a sea of tranquility with slate patio & lush greenery. The duplex unit has a wide steel spiral stair connecting the 2 floors. The parlor floor has soaring ceilings, pier mirrors, 2 marble mantels, one working fireplace, full bath, and a deck off the living room with stairs to the garden. Upstairs find 3 large bedrooms, full bath, laundry & office. On the top floor of the house are 2 well-maintained studio apartments. A full cellar provides ample storage & utility space. This house has been well cared for by one family for over 40 years. Located in the heart of all that Chelsea has to offer – the High Line, Hudson River Greenway, countless art galleries, world class dining and shopping, Avenues: The World School & the best of NYC. And yours to call home.

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