

305 West 52nd Street, 2G



- Price: \$670,000
- Maint: 499.46
- Bathrooms: 1
- \*ApproxSqFt: 542
- Neighborhood: Middle West Side
- Ownership Type: CONDO
- Real Estate Tax: 480.33
- Doorman: Yes
- Prewar: Yes
- Elevator: Yes
- Pets: Yes

**DESCRIPTION**

Temp off the market for some readjustments - 4/1 coming back. The G line is the largest & only South, street facing studio in the building, and comes with a large storage locker. It is a combination of renovations, using quality materials, great usable square footage and classic charm from a 1942 Deco building. We were able to get a great deal on the apartment and we are passing along that deal to you with renovations using quality materials. You have 3 windows facing South and West in the main room (approx. 22 x 12) which provide nice light throughout the day. The ceiling is 8'6" tall which makes the space feel open and light. The separate kitchen has a South facing window and houses a chef's kitchen. The kitchen has been upgraded to include Carrera Quartz counter top, Kraus sound proofed deep sink, glass subway tile back-splash, Bertazzoni stove, Bosch dishwasher, Blomberg fridge and Hair microwave. White shaker soft close cabinetry accent the kitchen and provide ample storage space. The durable porcelain tile floor & updated concrete subfloor accent the sharp looking kitchen. Extra touches include opening up the doorway entrance to create an archway matching the style, boxing off the steam pipes, and creating extra storage area shelves. The bathroom has upgraded with a new soft close vanity, oversized white subway tiles, porcelain tile floor, new concrete subfloor and Carrera window sill. Fixtures feature Grohe, Toto, Kohler and upgraded Eco Friendly Whitehaus toilet with soft close lid. All new lighting has been added, new solid core closet doors, new hardware, refinished Oak floors, custom built heater covers, new moldings & trim, skim coated, painted, new shut off valves and new LG air conditioner. Closets have been optimized by Transform. Elevator building with PT doorman till 12am each day and live in super. Seven blocks from Central Park South, 1 block from subway and close to all amenities. Owner is broker. 5M sold in 2015 at 1249 per SF and is smaller & rear facing. For investors cap rate over 3%.

## Contact Broker



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Demsker : 304 Park Avenue South., 11th Flr, NYC 10010 , (ph/fx) 800.385.8498 for lofts and apartments for sale.

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