

**LUXURY 1 BED CO-OP GRAMERCY PARK • ROOF DECK • 4 CLOSET SPACES (1 WALK-IN)**

**242 EAST 19TH STREET**

APARTMENT 15H

BETWEEN SECOND AVENUE AND THIRD AVENUE



Located in the heart of Gramercy Park, this expansive one-bedroom co-op offers untapped potential—an exceptional opportunity for a buyer looking to craft their dream home. The well-designed layout features a spacious living room with uninterrupted southern views extending to the World Trade Center, a windowed kitchen that welcomes abundant natural light, a dedicated dining nook, and a generous walk-in closet. Tinted hardwood floors add warmth and character, while the apartment's current condition presents the perfect canvas for a custom renovation.

Set within a distinguished full-service Art Deco building, residents enjoy white-glove amenities, including a 24-hour doorman, a beautifully landscaped roof deck, a laundry room, bike storage, and private storage rooms. The building is also home to L'Angeletto, a renowned dining destination frequented by celebrities and tastemakers. Pet-friendly and impeccably maintained, this coveted residence offers charm, history, and endless possibilities in one of Manhattan's most desirable neighborhoods.

The monthly maintenance fee of \$2,287.85 **includes both gas and electric utilities**. Additional assessment of \$184.21 per month (facade work) until October 2027.

A true fixer-upper with boundless potential, this is an extraordinary opportunity to create a one-of-a-kind home in an iconic location.

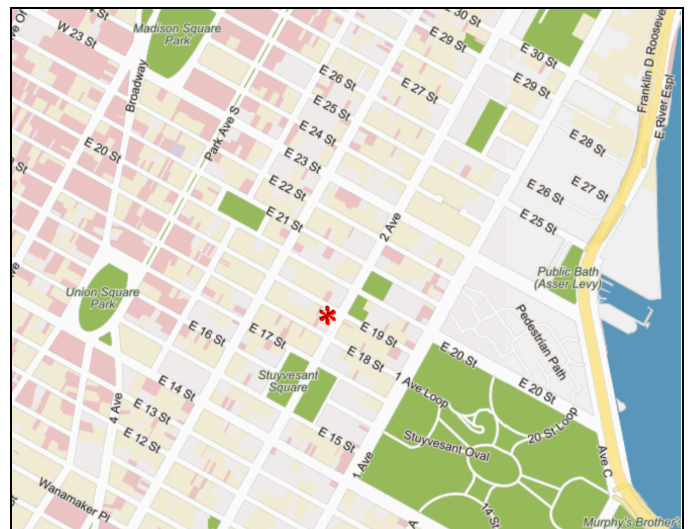
**\$999,000**

**LICENSED BROKER & PRINCIPAL**

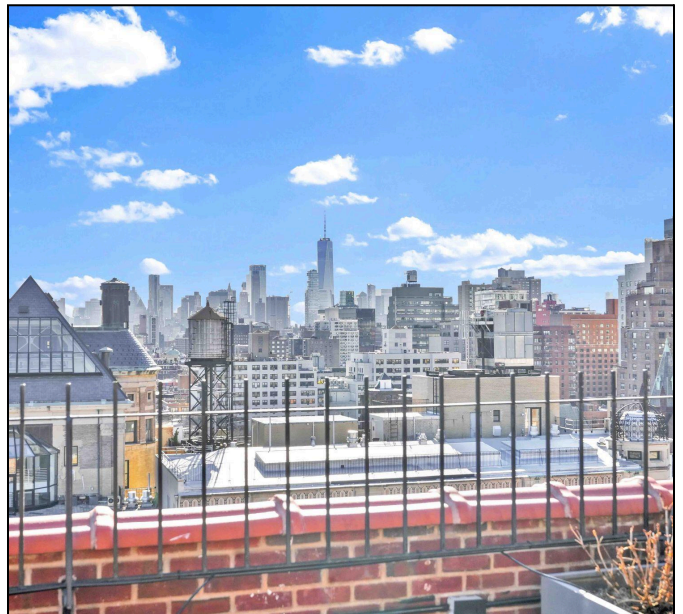
**DANIEL BARCELOWSKY**

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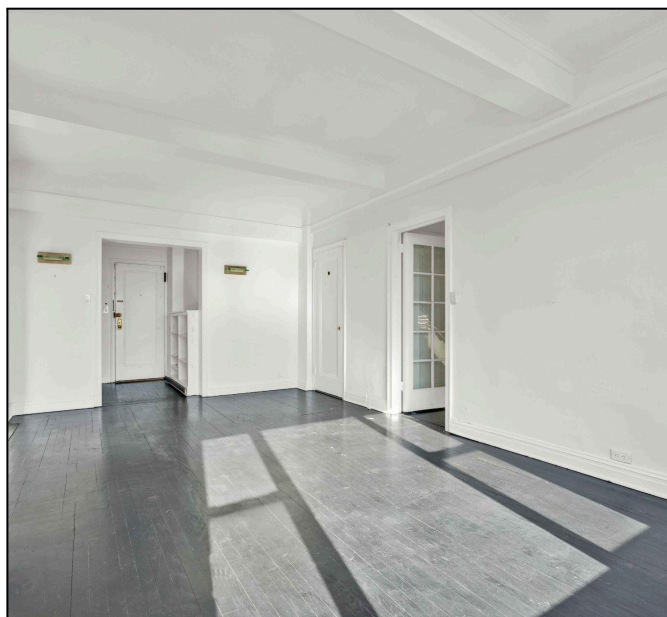
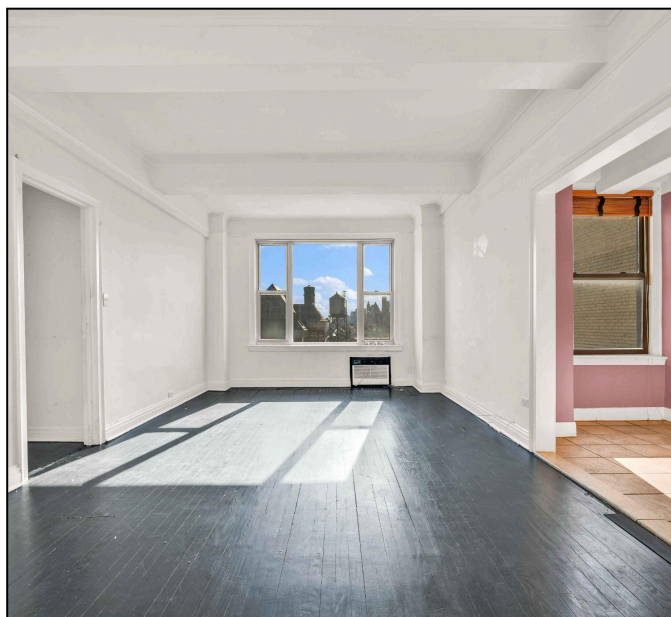
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FLOORPLAN:

## 242 E 19TH STREET

