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Best Places to live in NY JASON SHEFTELL



Philip House:
Interiors have
moldings and
fireplaces.

BEST PLACE OF THE WEEK

Classic meets modern on the UES

Looking for an apartment that has the quality of a prewar building but modern convinces? The Philip House at 141 E. 88th St. has recently launched sales of redesigned units in a 1927 building.

The homes' interiors were designed by Victoria Hagan and incorporate classical touches like crown moldings, coffered ceilings and wood-burning fireplaces. Plus, there's wide-plank, white oak flooring, top-of-the-line Sub-Zero and Miele appliances and radiant heat

flooring.

A three-bedroom unit is on the market for \$3.995 million. Many of the units were built to include a maid's quarters, so the floor plan was rejiggered to eliminate the room and expand the kitchen, said Stribling's Robert McCain, the director of sales on the project.

The building also comes full of amenities: a landscaped roof terrace, a lounge, a gaming room, a music practice room, a gym and on-site storage.