

NEW YORK

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PHILIP HOUSE

MARKETPLACE: REAL ESTATE

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PHILIP HOUSE



Developed by the Cheshire Group and its spectacular interiors by celebrated designer Victoria Hagan, the **Philip House** condominium is a recent conversion of a classic pre-war rental apartment house at 141 East 88th Street at the corner of Lexington Avenue. Selling units ranging from two- to five-bedroom, including maisonettes and penthouses with terraces, these homes range from 980- to 4,741-square-feet. They boast sizable entry foyers, large living rooms with generously sized dining areas, ceilings that reach nine-plus feet, new double-paned windows, wide plank white oak floors, Creston home systems, multi-zone heating and air-conditioning and washer/dryers. Many residences have working fireplaces with custom stone surrounds.

Many kitchens (some open-style) have custom banquettes, wet bars and pocket doors to ensure privacy when entertaining guests. Custom lacquered wood cabinetry is topped with honed Belgian bluestone and appliances are by Sub-Zero, Wolf and Miele. Larger homes have under-the-counter Sub-Zero wine refrigerators and six-burner Wolf stoves

Master suites feature coffered ceilings, crown moldings, custom millwork and plenty of closet. Their en suite bathrooms showcase radiant heat statuary marble floors, tatami-patterned mosaic shower walls and deep soaking tubs by Waterworks.

A select number of Master baths have separate shower stalls. Secondary bedrooms also boast coffered ceilings and custom molding and millwork. Secondary bathrooms feature radiant heat Misty Blue honed limestone floors, deep soaking tubs by Waterworks and shower walls accented with Vetri di Murano tiles.

Owners of all ages can enjoy the rooftop residents' room with its lovely terrace designed by landscape architect HM White, the Technogym-equipped fitness center and the game room outfitted with a gaming system, a foosball table and a 70-inch flat screen TV, as well as the dedicated music practice room, playroom and viewing garden. Along with round-the-clock doorman services, private storage is also available to owners.



Priced from \$1.695 million and ready for occupancy this summer.

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Written by Lauren Price

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PHILIP HOUSE

141 EAST 88TH STREET



INTERIORS BY VICTORIA HAGAN

2-5 BEDROOM PREWAR CONDOMINIUMS

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