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Touring the Maisonettes at the Upper East Side's Philip House

by Sara Polsky



[Photos by Will Femia.]

The team behind successful East 10th Street condo conversion Devonshire House reunited more recently for **Philip House**, the conversion of the Renaissance Revival rental building at 141 East 88th Street. When we visited the building last year, model units were ready and several apartments were on the market, but a few elements of the project were still in progress. Among those were the maisonettes, units with private outdoor space and direct entrances off the building's lobby. Two of those maisonettes, M2 and M3, are now on the market, with M2 asking **\$2.55 million** and M3 asking **\$1.545 million**. Curbed photographer Will Femia paid them a visit last week. Like the rest of the units in the building, the maisonettes are in designer Victoria Hagan's chosen style for the building—aiming for light and warmth and a "base" on which residents can build.



The countertops have textured edges, just as they did in the model apartments upstairs.







Access to the private patio is via two doorways. Here's one of them.





The other entry to the private patio is found in the master bedroom.





Cabinet underlighting! The upstairs units have this, too.



The apartment's high ceilings are especially noticeable in the shower.



The bathtub is in the second bedroom's bathroom.



Closet on the far left, then in that knot of doors are two closets and the exit to the dining area.



This hallway leads to the second bedroom. The hall is lined with closets (on the left) and a half-bathroom (on the right).



Floating glass shower door is spring-loaded in the hinges so it returns to this position.



From the entrance, the first right leads to the smaller bedroom, the second right leads to the master bedroom, and the left goes into the kitchen, dining, and living area.



The half-bath includes a small set of drawers.



Rounding the corner from the entrance hall into the living area.



The dining space sits between the kitchen and the living room.



Private outdoor space (still under construction).



On the other side of the wall seen at the bottom of this photo is a garden that will be maintained by the building.





From the patio, there's a view of the building's garden and of another maisonette's private patio.



The door of the maisonette, with a direct entrance from the lobby.



The wall is etched around the front door.

