

## 322 West 140th St - Harlem, New York



### **Pure elegance at an affordable price**

Cared and loved by the owner since 1983, this two-family townhouse offers quiet luxury at an affordable price.

Featuring a one bedroom, one bath garden floor-through rental unit with its own separate entrance and access to the rear yard.

Pride of place is the owner's triplex unit with 5 bedrooms, 2 baths and a rear deck with steps leading to a relaxing garden.

With wonderful wooden floors, all new windows, new plumbing, updated electric, a new gas boiler and 4 heat zones, controlling your utility cost is easy.

The kitchen was renovated in 2004, a layer was added to the roof in 2013 and the hot water tank was replaced in 2014.

### **Convenience of Central Harlem**

Close to the 2, 3, B, C subways, with only one train stop to 125th Street and to West 145th Street's commercial corridor.

Seats of learning are within touching distance at the [City College](#) just 2 blocks west along Convent Avenue.

Travel east and you come upon the [Schomburg Center for Research in Black Culture](#).

Feeling hungry? Why not visit Frederick Douglass Boulevard's [Restaurant Row](#).

Want to get some fresh air then step into [St. Nicholas Park](#).

Maybe you've got a desire to know more about your local area, a good place to start is [Strivers Row](#), one of the city's architectural heirlooms and a rich source of local history.

If you like being healthy then visit the nearby [Harlem YMCA](#).

And with healthcare needs catered for by the [Harlem Hospital](#), you never need to worry about your family's health needs.

With history, play and fine dining around every corner, there's plenty to keep you and your loved ones happy.

Looking for a home and a great investment in an historic area? Arrange a private viewing TODAY!