



74

BANK STREET

WEST VILLAGE

A ONE-OF-A-KIND 25-FOOT WIDE TOWNHOUSE

This 25-foot wide, 6,000 SF+/- townhouse was erected in 1842 by noted builder Andrew Lockwood. The New York City Landmark Commission described 74 Bank Street as “exceptionally well proportioned and among the handsomest [residences] on the block.” Architectural Digest (AD) gushed that “the Greek Revival structure is a gem” in a recent profile of the townhouse’s stunning contemporary interior design and architecture by AD 100 architects Leroy Street Studio (LSS) and Christine Markatos Design. AD praised their update as ideal for “contemporary living without losing sight of [the townhouse’s] history or compromising its character,” perfectly befitting a property of this charm and vintage.





A RARE JEWEL,
NESTLED ELEGANTLY
ON ONE OF THE
MOST TRANQUIL
SIDE STREETS OF
MANHATTAN'S
WEST VILLAGE.



LANDMARK LIVING IN THE WEST VILLAGE

Located in the heart of a historic neighborhood of tree-lined townhouse blocks, the five-story home features a gracious layout with abundant outdoor space and many original details.



THE PARLOR FLOOR

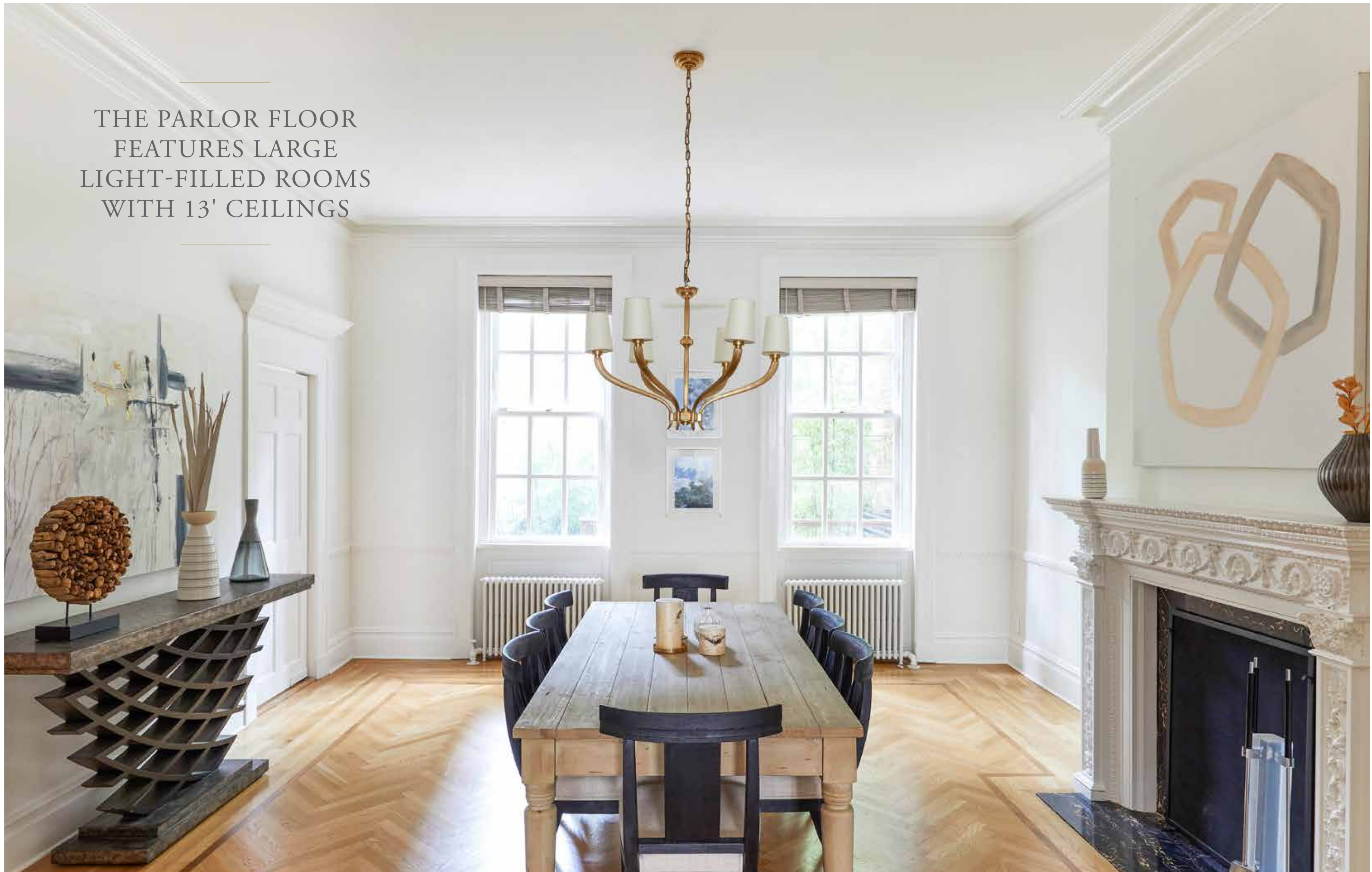
When you enter the grand parlor through the large entrance foyer, you will first notice the 13-foot ceilings. In the rear, you will discover a butler's pantry with a decked terrace and a stairway leading down to the large, landscaped garden.





A large elegant living room and formal dining room each encompass wood-burning fireplaces.

THE PARLOR FLOOR
FEATURES LARGE
LIGHT-FILLED ROOMS
WITH 13' CEILINGS



74 BANK STREET

WEST VILLAGE, NYC

\$24,500,000 | EXCLUSIVE.

Overview

- Built in 1842
- 25+/- Foot Wide Townhouse
- 5 Stories
- 6,000 SF+/-

Location

- Close proximity to Hudson River Park, the New Downtown Whitney Museum, Designer Boutiques, Trendy Cafes and Restaurants

Parlor Level

- Entry Foyer
- 16’ 8” x 24’ 2” Living Room with Fireplace
- 16’ 8” x 17’ 2” Dining Room with Fireplace
- 8’ 2” x 13’ 3” Butler's Pantry
- 15’ 7” x 6’ 8” Decked Terrace with Access to Garden
- Coat Closet

Second Level

- 15’ 2” x 17’ 7” Master Bedroom with:
 - Master Bathroom
 - 15’ 2” x 16’ Study with Fireplace and Full Bathroom
 - Walk-in Closet with 8’ 2” x 10’ 7” Dressing Area
- Laundry Room

Third Level

- 24’ 1” x 20’ 7” Bedroom/Family Room with 13' High Ceilings and Fireplace
- 13’ 9” x 16’ Guest Bedroom with Fireplace
- Bathroom
- 9’ 10” x 11’ Guest Bedroom

Garden Level

- 15’ 6” x 41’ 10” Open Kitchen, Den, and Dining Room Area with Two Fireplaces
- 5’ 5” x 10’ 8” Mudroom
- Bathroom
- 27’ 8” x 25’ Garden Terrace
- 7’ 8” x 13’ 10” Storage Room

Cellar

- 23’ 4” x 39’ 7” Storage/Fitness Room
- 8’ 6” x 11” Boiler Room
- 7’ 10” x 8’ 8” Cedar Walk-in Closet
- Ten Storage Closets



THE SECOND FLOOR

Continue up to the master bedroom floor, which includes a gracious sleeping area, two bathrooms, a large study and sitting room, walk-in closet and 12-foot ceilings.







Master study and sitting room with fireplace and full bathroom.



Master walk-in closet and master bathroom.



THE THIRD FLOOR

The top floor hosts three bedrooms with soaring ceiling heights over 13 feet in the northern bedroom loft, creating a gracious large bedroom or a spacious secondary family room.

CONTEMPORARY
ARCHITECTURE BY AD 100
ARCHITECTS LEROY
STREET STUDIO





This gracious bedroom is perfect for a large bunkroom or family room.

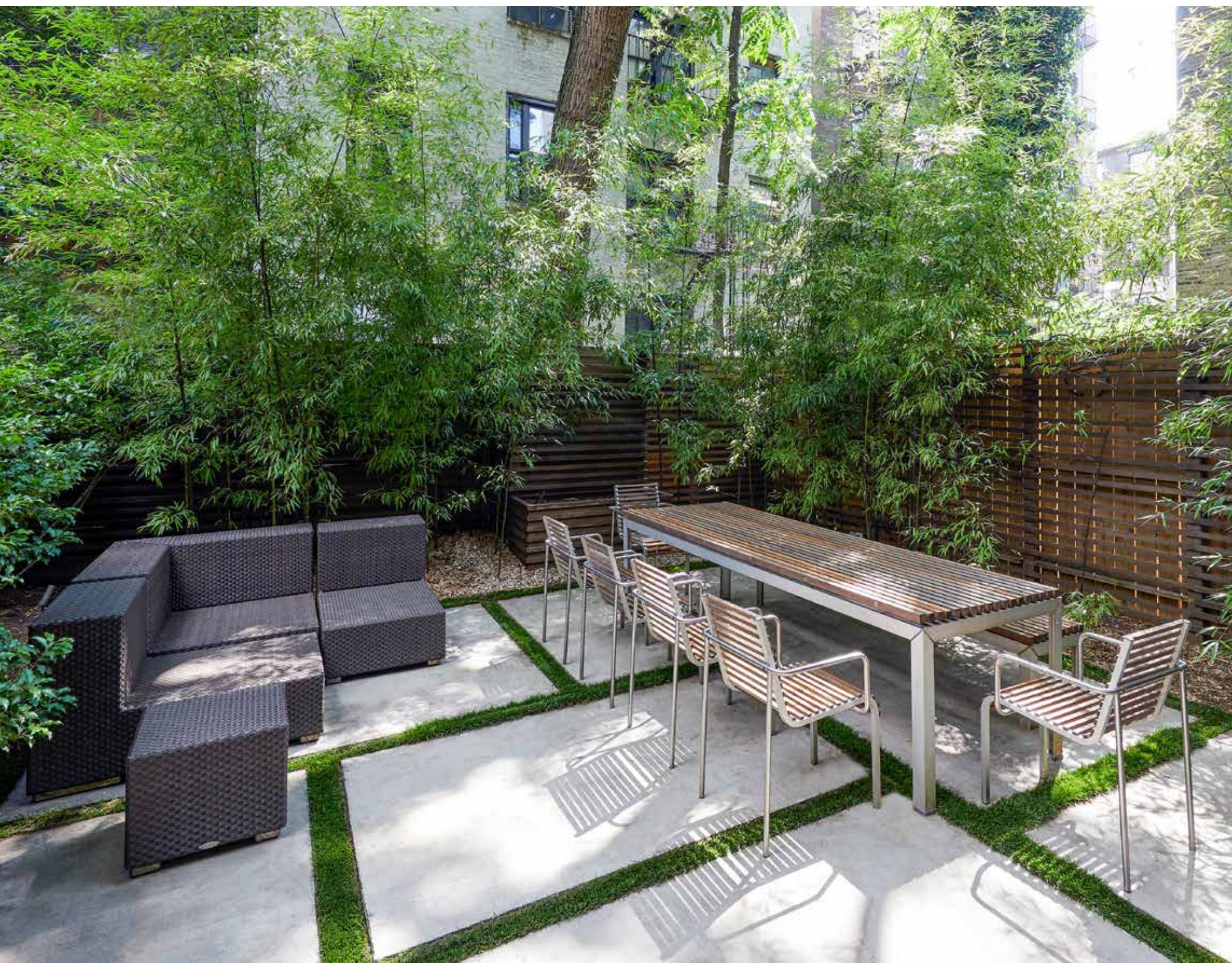
THE GARDEN FLOOR

AD describes the property's garden level: "Especially loftlike is a smartly renovated English basement...a floor through family enclave that accesses a verdant garden." The street level entrance to this floor opens to a generous mud room and a light-filled open kitchen centered on an 18 foot-long concrete island complete with a charming breakfast area with fireplace and informal living room.

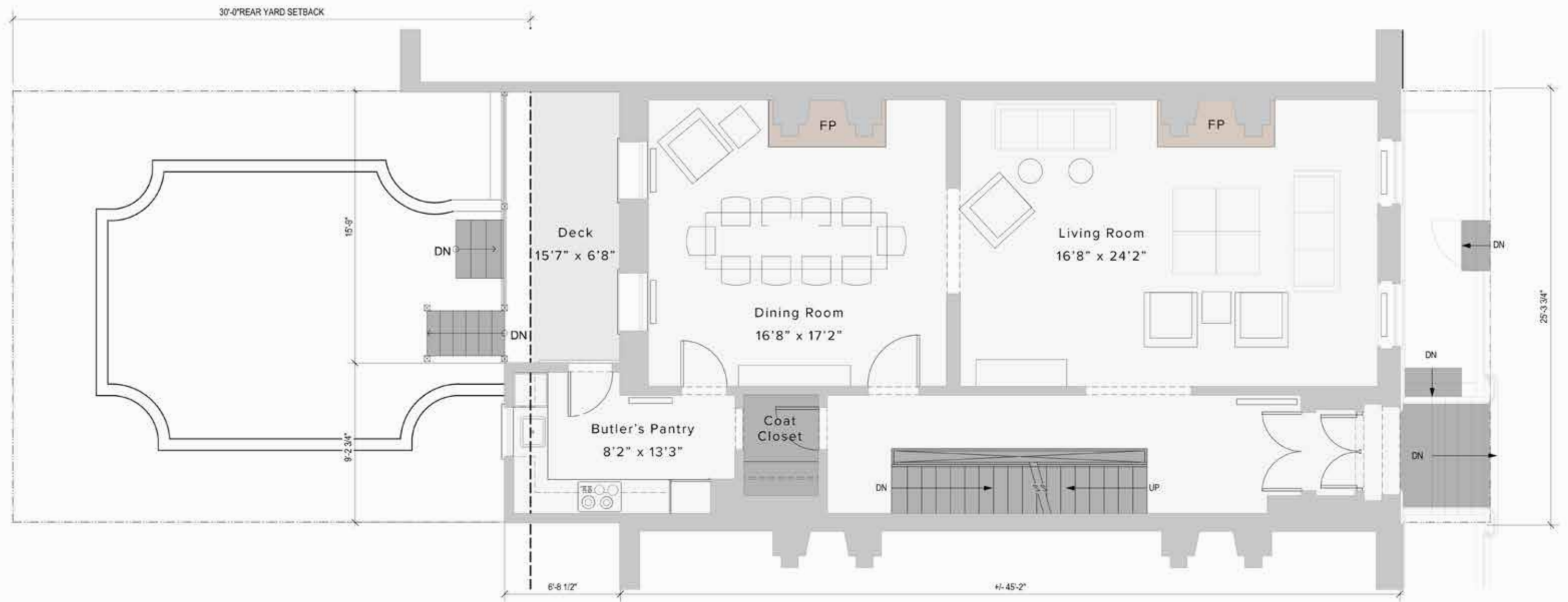


ELEGANT EAT-IN
BREAKFAST AREA WITH
FIREPLACE





OUTSIDE IS A
BEAUTIFULLY PLANTED
SOUTH-FACING
GARDEN SURROUNDED
BY MATURE BAMBOO
THAT LOOKS OUT
ON NEIGHBORING
GARDENS FILLED WITH
CHERRY BLOSSOMS
AND SPECIMEN TREES
– A RARE AND SPECIAL
OASIS SET BETWEEN
BANK AND WEST 11TH
STREETS.

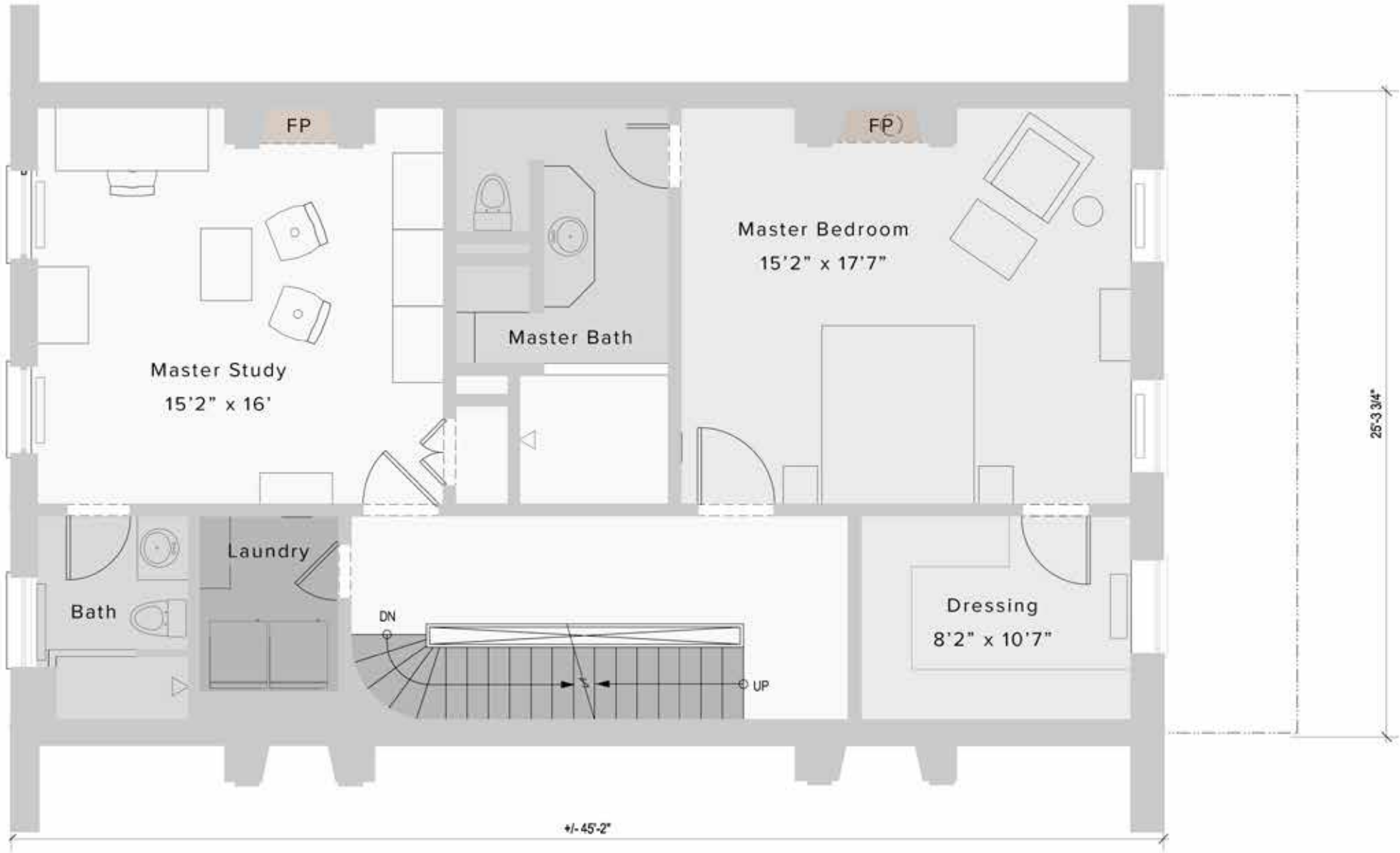


PARLOR LEVEL FLOORPLAN

- 13' High Ceilings
- Entry Foyer
- 16' 8" x 24' 2" Living Room with Fireplace
- 16' 8" x 17' 2" Dining Room with Fireplace
- 8' 2" x 13' 3" Butler's Pantry
- 15' 7" x 6' 8" Decked Terrace with Access to Garden
- Coat Closet

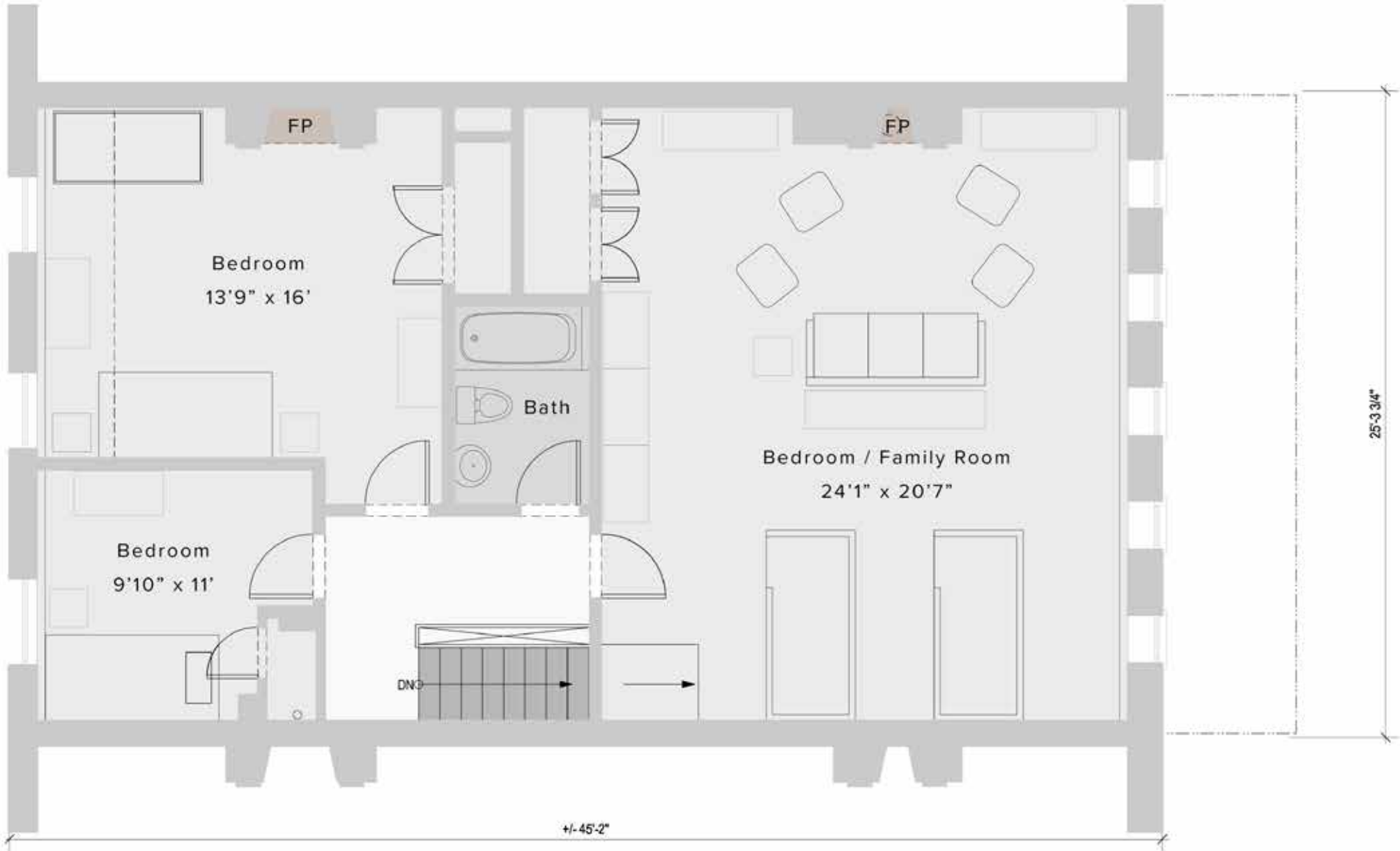
SECOND LEVEL FLOORPLAN

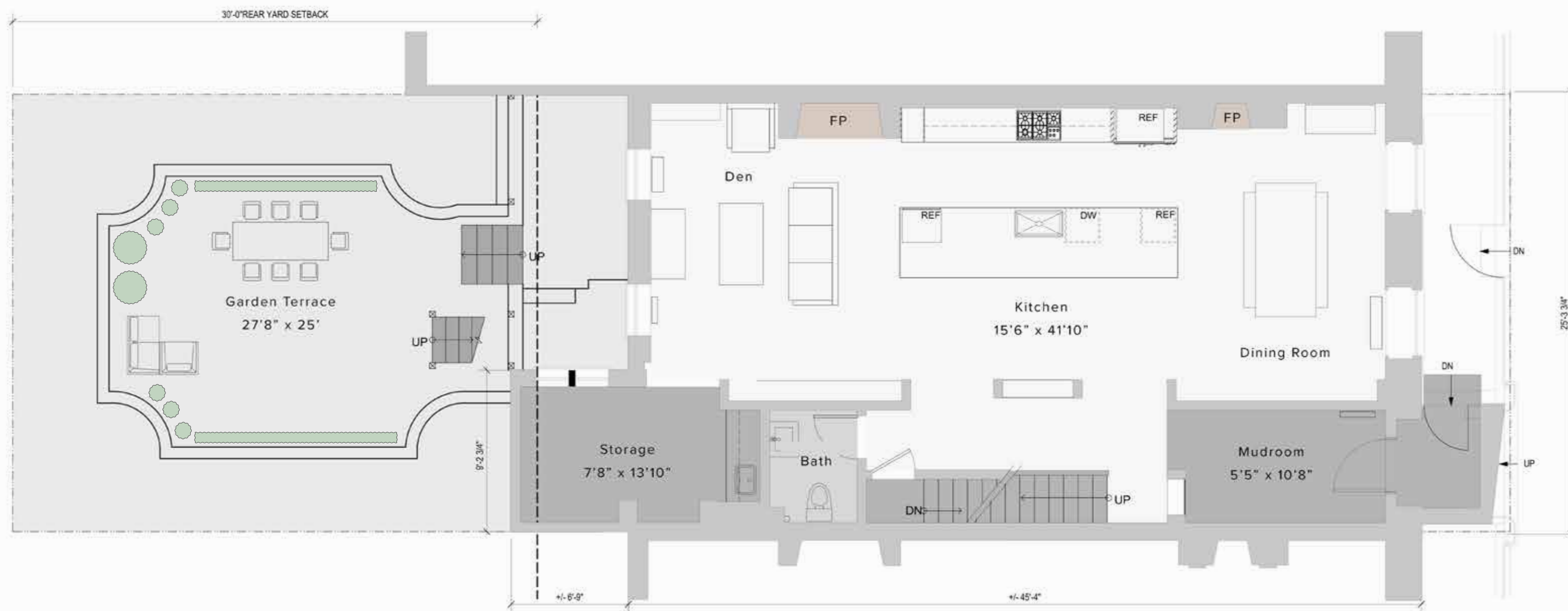
- 12' High Ceilings
- 15' 2" x 17' 7" Master Bedroom with:
 - Master Bathroom
 - 15' 2" x 16' Study with Fireplace and Full Bathroom
 - 8' 2" x 10' 7" Walk-in Closet with Dressing Area
- Laundry Room



THIRD LEVEL FLOORPLAN

- 24' 1" x 20' 7" Bedroom/Family Room with 13' High Ceilings and Fireplace
- 13' 9" x 16' Guest Bedroom with Fireplace
- Bathroom
- 9' 10" x 11' Guest Bedroom





GARDEN LEVEL FLOORPLAN

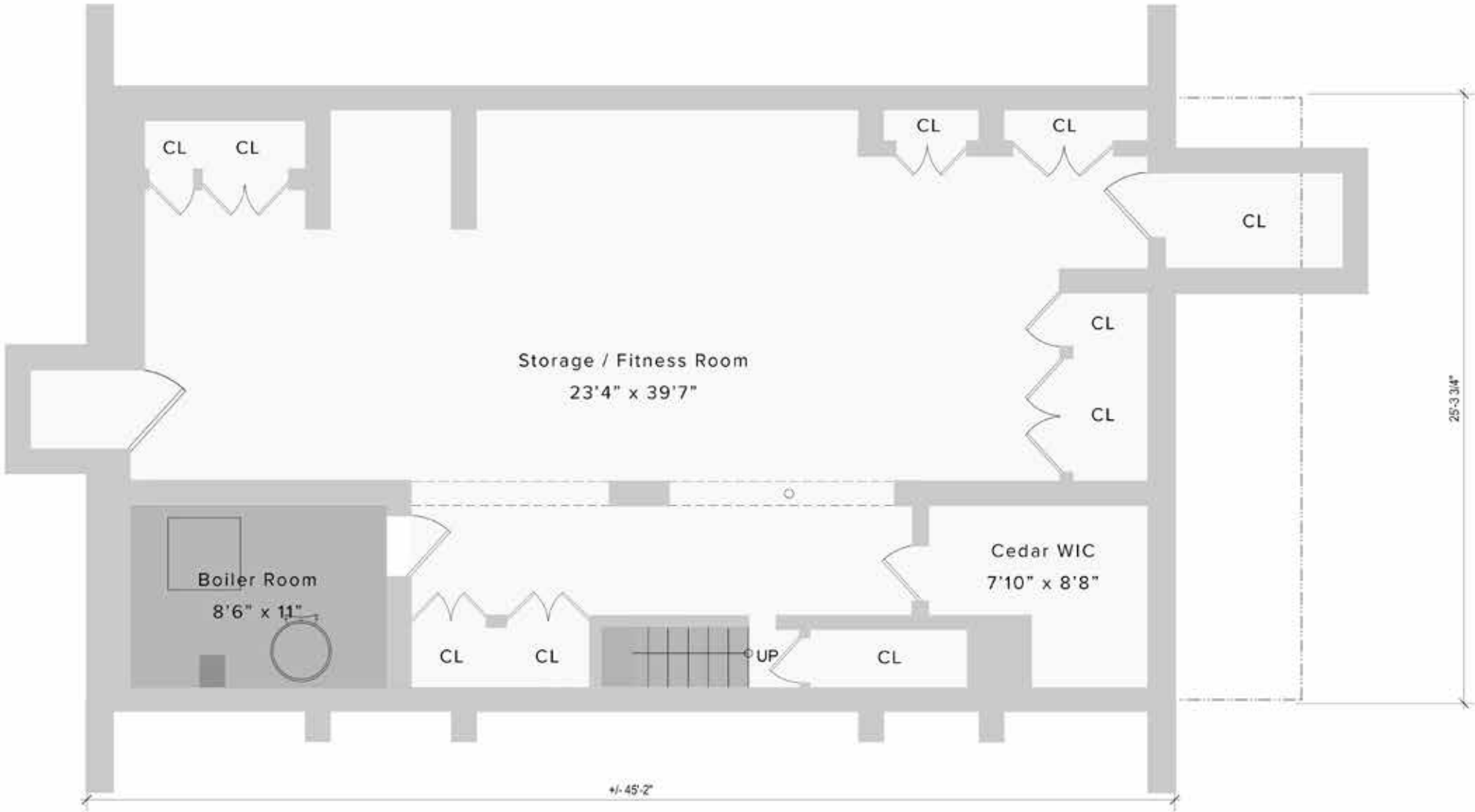
- 15' 6" x 41' 10" Open Kitchen, Den, and Dining Room Area with Two Fireplaces
- 5' 5" x 10' 8" Mudroom
- Bathroom
- 27' 8" x 25' Garden Terrace
- 7' 8" x 13' 10" Storage Room

THE CELLAR

The property also offers a large basement that is currently set-up as a home gym, complete with boxing equipment and a storage area.

CELLAR LEVEL FLOORPLAN

- 23' 4" x 39' 7" Storage/Fitness Room
- 8' 6" x 11" Boiler Room
- 7' 10" x 8' 8" Cedar Walk-in Closet
- Ten Storage Closets





ARCHITECTURE DESIGN BY

LEROY STREET STUDIO

[LEROYSTREETSTUDIO.COM](http://leroystreetstudio.com)

Founded in 1995 and member of the AD100 for the past seven years, Leroy Street Studio (LSS) is an internationally recognized, award-winning architecture and design studio inspired by innovation in design, the craft of construction, and a collaborative approach driven by the client's needs. Over the past twenty-two years, LSS has completed extraordinary projects throughout the U.S. and abroad.

LSS's work has been recognized with National and International awards for their Shore House in Sag Harbor, Cube House in Westhampton Beach, Louver House in Wainscott, English Farm in Berkshire, U.K., Private Westchester Gym in Scarsdale, Stone Houses in East Hampton, Robin Hood Libraries in New York City, and Alley Pond Environmental Center in Queens. The firm is also currently designing four projects for New York City Parks Department and NYC's Design + Construction Excellence Programs, including a new environmental center in Queens.

In 2002, to address the needs of those without access to design services, LSS founded Hester Street, a design, urban planning, and development non-profit that gives neighborhoods a voice in shaping their built environment. In 2008, LSS started its own Construction Management company, BLDG, Inc. to take a greater role in project delivery, and in 2010 LSS added an in-house Interior design division, LSSInteriors, known for a signature style that blends quiet luxury and craft, adding a layer of bespoke finishes to any project.

- *Freedom Tower*
- *Pier 40*
- *Pier 45 at Hudson River Park*
- *The High Line*
- *One World Observatory*
- *Stonewall National Monument*
- *Washington Square Park Arch*

- *Blue Hill*
- *Boom Boom Room*
- *Barbuto*
- *Buvette*
- *Cafe Cluny*
- *Gotham Bar and Grill*

- *Anfora*
- *Blue Note*
- *Little Branch*
- *Employees Only*
- *Gallow Green*
- *Highlands*
- *Lelabar*
- *Slowly Shirley*
- *The Otherroom*
- *The Stonewall Inn*
- *The Top of the Standard*
- *Village Vanguard*

- *Children's Museum of the Arts*
- *Ground Zero Museum*
- *Museum at Eldridge Street*
- *New-York Historical Society Museum & Library*
- *New York City Fire Museum*
- *Rubin Museum of Art*
- *Theodore Roosevelt Birthplace National Historic Site*
- *Whitney Museum of Art*

- *Ablington Square Park*
- *Hudson River Park*
- *James J. Walker Park*
- *Leroy Street Dog Park*
- *St Luke in the Fields Garden*

- *Academy of St. Joseph*
- *City & Country School*
- *Friends Seminary School*
- *Grace Church School*
- *Little Red School House*
- *New York University*
- *Notre Dame School*
- *Our Lady of Pompeii School*
- *Village Community School*

- *Aedes de Venustas*
- *Anine Bing*
- *Brunello Cucinelli*
- *Cap Beauty*
- *Chelsea Market*
- *Christian Louboutin*
- *Idlewild Books*
- *Intermix*
- *Jachs*
- *Jacques Torres Chocolate*
- *Leffot*
- *Maison Martin Margiela*
- *Marc Jacobs*
- *Otte*
- *Personnel*
- *Pierre Hardy*
- *Strand Book Store*
- *Three Lives & Company*





LIFESTYLE

Old New York City Charm

From the cobblestone streets in the morning to the picturesque Hudson River sunsets, lovely scenery surrounds this neighborhood.



EXPERIENCE

Art & Culture

74 Bank Street is located in the quintessential core of the West Village, between Bleecker and West 4th Streets, just steps from the neighborhoods' finest dining and boutique shopping as well as the new Whitney Museum.





NEIGHBORHOOD

Easy Accessibility

With easy access to downtown, midtown and major transportation hubs, your neighborhood has it all at 74 Bank Street.





BESPOKE[™]
R E A L E S T A T E

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