



119 EAST 26TH STREET

NOMAD

119

LESLIE
GARFIELD



A Fully Renovated Townhouse in the Heart of NoMad

PRICE
Upon Request

NEIGHBORHOOD
NoMad

PLOT
14.25' x 98.75' (Built approx. 55'-Deep)

SQUARE FOOTAGE
4,200 approx. (incl. Finished Cellar)

119 East 26th Street is a meticulously renovated, five-story townhouse encompassing nearly 4,200 square feet, offering the rare combination of turnkey, move-in-ready living and exceptional long-term flexibility. Every major system and interior finish has been thoughtfully upgraded, allowing the next owner to enjoy the comfort and convenience of modern infrastructure within the timeless proportions of a classic Manhattan townhouse.

FEATURES

- + Multi-Zone-Controlled Central Air Conditioning & Heating
- + Control4 Smart Home Automation
- + Lutron Lighting & Automated Shade Controls Throughout
- + Updated Mechanical Systems
- + Beautifully Landscaped Rear Garden
- + Extensive Storage Throughout







Spanning approximately 4,200 square feet, the residence is currently configured as an elegant owner's triplex with roof above a private garden residence, offering exceptional flexibility for a variety of lifestyles. Whether enjoyed as a two-family home with rental income, transformed into a grand single-family residence, or tailored for multigenerational living, the layout adapts seamlessly to evolving needs. The private garden residence features its own entrance, separate utilities, direct access to the beautifully landscaped garden, and a private staircase leading to a finished recreation level with a gym, media room, playroom, and abundant storage.

The owner's residence begins on the grand parlor floor, where approximately 12-foot ceilings and expansive 55-foot-deep floorplates create an extraordinary sense of scale and natural light. A chef's kitchen overlooks the landscaped multi-tiered garden, while the upper floors include two spacious en-suite bedrooms, a centrally located laundry room, and a full-floor primary suite complete with a luxurious five-fixture bath, dual dressing rooms, a home office or guest room with a custom Murphy bed, and a convenient midnight bar. Thoughtfully designed throughout, the home blends elegant proportions with modern comfort for both everyday living and sophisticated entertaining.

Completing the offering is an unfinished rooftop accessed by an existing bulkhead and newly constructed staircase, presenting an exceptional opportunity to create a spectacular private roof terrace with sweeping Manhattan views. Located outside the historic district at the crossroads of Gramercy Park, NoMad, and the emerging NoGram neighborhood, the property also offers greater flexibility for future rooftop enhancements, placing it in one of Manhattan's most dynamic and desirable residential enclaves.





AS-IS TWO-FAMILY FLOORPLAN



PROPOSED SINGLE-FAMILY FLOORPLAN



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