

# FLATIRON HOUSE

## Penthouse 22

4 Bedrooms | 4 Bathrooms

Interior 3,194 Sq. Ft. | 297 Sq. M.

Outdoor 222 Sq. Ft. | 20.6 Sq. M.

Full-floor Residence with sweeping downtown Manhattan views

Gallery with direct elevator entry

Gracious corner great room with wet bar and open south and east exposures

Custom windowed chef's kitchen with dining area and open south and west exposures

Corner primary bedroom suite with windowed dressing room, walk-in closet, windowed five-fixture bath and east and north exposures

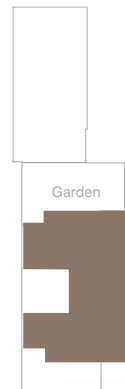
Secondary bedrooms with ensuite bath

Laundry room

Planted and Irrigated Juliet Balconies



West 24th Street



West 23rd Street



0' 1' 2' 4' 8'

Scale: 1/8" = 1'

\*\* Denotes lot line window. Views vary by floor. See offering plan for details.

Any depictions of personal or condominium property, including without limitation any interior and exterior decorations, furniture, furnishings, fixtures, appliances, and landscaping (including the maturity of growth of landscaping), are for illustrative purposes only. All dimensions and square footages are approximate and subject to, among other things, normal construction variances and tolerances. Square footage exceeds the usable floor area. Plans and dimensions may contain minor variations from floor to floor. Purchasers are advised to consult the floor plans contained in the offering plan for additional details regarding this unit's floor plan. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. Sponsor makes no representations or warranties except as may be set forth in the Offering Plan. THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR. FILE NO. CD19-0397. SPONSOR: 39 WEST 23RD STREET, LLC, 11 EAST 26TH STREET, SUITE 1300, NEW YORK, NEW YORK 10010.

