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This Triplex Penthouse on Manhattan's Upper West Side Has a Terrace at Every Turn

The apartment has eight outdoor spaces with views of the Hudson River, Central Park and Midtown

By: Bill Cary

Impressions: 1,044,079



Listing of the Day

Location: Upper West Side, Manhattan

Sale Price: \$24.75 million

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This triplex penthouse atop a new 57-unit condo tower in the heart of the Upper West Side offers eight outdoor spaces, including a large rooftop terrace with multiple seating and dining areas.

Penthouse A, one of three in the building, occupies the 18th, 19th and 20th floors of the building at 378 West End Ave., said Timothy McCarthy, senior sales director at Alchemy Properties, the developer. The home went into contract shortly after McCarthy spoke with Mansion Global and sold last month for \$24.75 million.

"The building sits above the neighborhood with clear views on all sides," he said. "It's a nice vantage point above the neighborhood."



The building at 378 West End Ave. has 57 apartments.

Dotan Photography

In this 6,169-square-foot apartment, "you have eight private outdoor experiences," he said. "Pretty much wherever you go in the apartment you can go outside and enjoy the view."

That includes sightlines over the Hudson River, Central Park, the George Washington Bridge and the Upper West Side, McCarthy said.

The apartment closings began in April 2022 and are being held in phases as final construction details wrap up, he said.



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The top level holds a sunroom that opens to a private 891-square-foot terrace with south, east and west exposures, multiple seating and dining areas and a grill.

Dotan Photography

The elevator services all three levels of Penthouse A, and there is also an oak staircase with a steel railing that connects the three floors. Other architectural features include white oak floors and 10-foot-plus ceilings, and all of the bedrooms have en-suites with large picture windows, according to the listing.

The first level holds an entry gallery, a loft-like living room with an adjacent library, a formal dining room, the kitchen and a den (or fifth bedroom), according to the listing. Designed by Christopher Peacock, the kitchen offers white oak cabinetry, marble slab countertops and backsplashes, polished nickel hardware, integrated appliances by Sub-Zero and Wolf and two terraces.

"The living and dining rooms and kitchen all flow together, but it's more like a house than an open loft," McCarthy said. "You have proper rooms on multiple levels. It's like a house in the middle of New York City."

The second floor has a den with a wet bar and a west-facing terrace and four en-suite bedrooms, including the primary suite, McCarthy said. It features extensive closets and an en-suite with radiant-heat marble floors, a freestanding soaking tub, a custom white oak vanity with marble countertops, and fixtures by Waterworks.

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Stats

The 6,169-square-foot home has five bedrooms, five full bathrooms and two partial bathrooms. There is also 1,334 square feet of exterior space.

Amenities

The building has more than 11,000 square feet of amenities, including a 75-foot-long lap pool, a private garage and drop-off, a private garden, a music recording studio and

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practice room, basketball and squash courts, a fitness center, a movie room, a reading room and a lounge with a pool table.

Neighborhood Notes

"The location on the Upper West Side is spectacular," McCarthy said. At West 78th Street and West End Avenue, "you're right in the sweet spot of the neighborhood. Your groceries, restaurants and subways are all right there."

Other nearby attractions include Riverside Park, Central Park, the American Museum of Natural History and the New-York Historical Society.

Agents: Timothy McCarthy, senior sales director at Alchemy Properties, and Alexa Lambert, Georgeana Leontiou and Marc Achilles of Compass



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