

ONE SIXTY FIVE
EAST 70TH

LENOX HILL
NEW YORK CITY

ONE OF ONE.

ORIGINALLY BUILT IN 1902 BY CELEBRATED
ARCHITECT C.P.H. GILBERT FOR BANKER
HENRI P. WERTHEIM.

This landmarked limestone Neo-Italian Renaissance carriage house later served as a garage and chauffeur's quarters for Stephen C. Clark before becoming part of the Paul and Bunny Mellon estate. More than a century after its construction, the exceptionally wide residence was transformed by Sawyer | Berson into a private twenty-room, 15,978-square-foot townhome. The full renovation preserved the character of the original structure, a generous 33 feet across, while completely reimagining its interiors for sophisticated modern living. Its six bedrooms, 13 bathrooms, six wood-burning fireplaces, two elevators, and three private landscaped terraces were meticulously designed so that every floor feels connected and cohesive, with no detail spared.







FIVE LEVELS ABOVE
A DOUBLE-HEIGHT
CELLAR—NEARLY 16,000
SQUARE FEET, FINELY
TUNED WITH INTENTION
FOR EVERYDAY LIVING.

Mirrored Horus bronze doors open from a curb-cut driveway into a Petit Granit-floored private garage, which doubles as a chic entertaining space. Inside, a honed Beauvallon limestone-lined foyer welcomes, where a wrought iron and limestone staircase rises 46 feet toward the skylight above. This level also includes a custom mudroom, 13-seat soundproof theater fitted for full-scale screenings, and fully equipped private guest quarters.

The second floor reveals a sequence of gracious entertaining spaces: a living room with tempered glass windows overlooking 70th Street, a glass-enclosed dining room with custom Lockwood/Boone Collection pendants and sconces, and an eat-in chef's kitchen with a quartzite island, custom American White Oak-paneled Sub-Zero, Miele, and Wolf appliances, and a walk-out terrace.



EACH LEVEL UNFOLDS INTO A SERIES
OF BESPOKE SPACES, EACH WITH ITS OWN
CHARACTER, ALL CONNECTED WITH PURPOSE.

The third floor is anchored by an enigmatic, Sapele Mahogany-paneled library on one end and the primary suite, with his-and-hers dressing rooms and mirrored marble baths, on the other. Above on the fourth level, three additional ensuite bedrooms have hallway access to a 598-square-foot irrigated terrace, while the fifth floor offers soundproof private offices, an expansive glass-paneled solarium, and direct access to the rooftop terrace.

In the main living areas, new hand-pillowed oak parquet floors add depth while custom carpeting, bespoke silk wallpaper, and crown molding carry effortless style from room to room.

Below grade, the amenity level features a full gym, Jacuzzi hot tub and cold plunge, steam room, sauna, and massage room. A walk-in, temperature-controlled 6,319-bottle capacity wine cellar and a dedicated prep kitchen and laundry room are configured so daily service never competes with entertaining.







INTERIORS ARE BATHED IN NATURAL LIGHT WITH ENVIABLE ACCESS TO PRIVATE OUTDOOR SPACE ACROSS MULTIPLE LEVELS.

From the heated kitchen terrace to the expansive fourth-floor walk-out terrace and the rooftop above, each of the outdoor spaces was designed as a natural extension of the interiors. The private 480-square-foot rooftop features custom landscaping by Verdant NY, wood decking, seating areas, faux turf, real chimney stacks, and a snowmelt system. Together, the three terraces provide more than 1,350 square feet of private outdoor space in the heart of the Upper East Side.

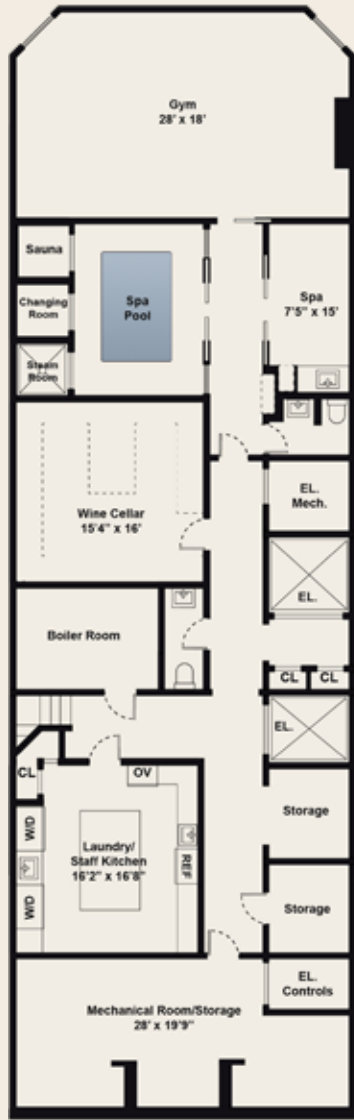
A storied Manhattan residence, 165 East 70th Street is ready for its next era, and a fifth owner to steward it forward.



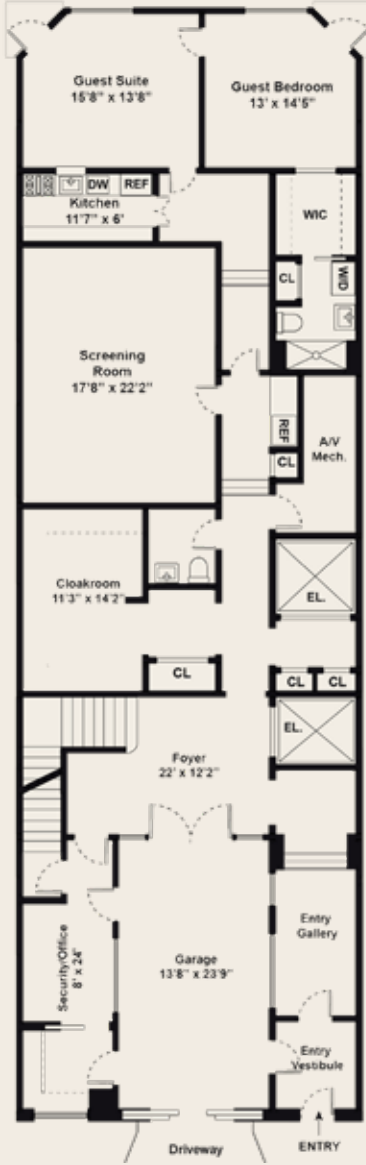
PROPERTY FLOOR PLAN

ONE SIXTY FIVE
EAST 70TH

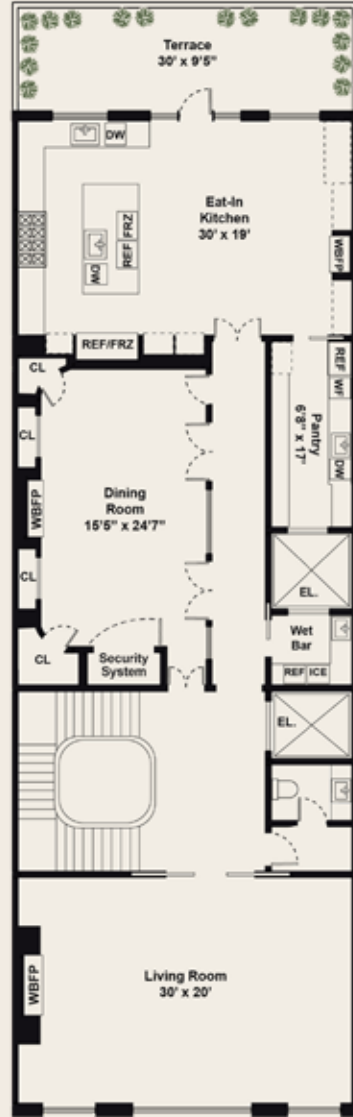
LOWER LEVEL



ENTRY FLOOR



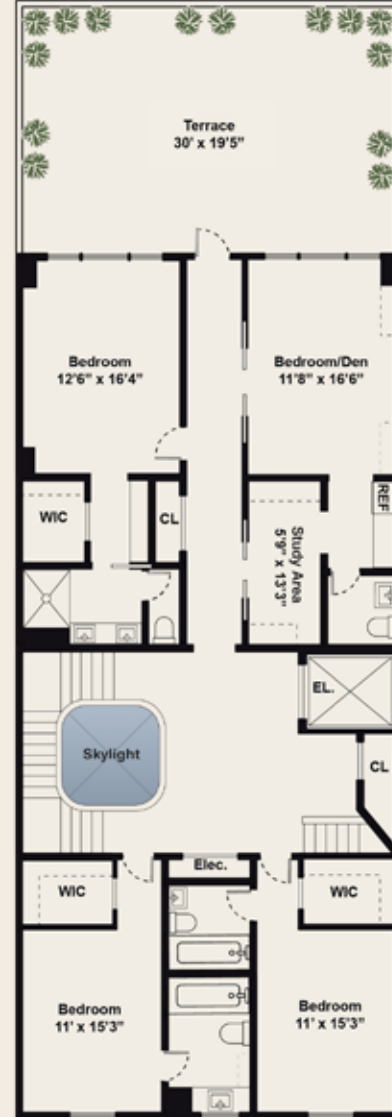
SECOND FLOOR



THIRD FLOOR



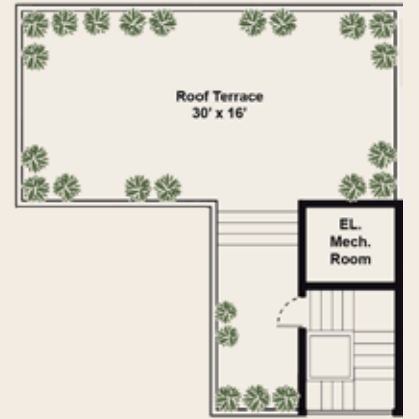
FOURTH FLOOR



FIFTH FLOOR



ROOF



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