

# Hamptons

INTERNATIONAL



**772 42nd St, Brooklyn, NY 11232**

5 🏠 3 🚗

**£1,220,000**

**(\$1,649,000)**

## Property details



### Key features

- **Age: 41-50 Years Old**
- **Fireplace Count: 1 Fireplace**
- **Basement: Finished**

### Attributes

-  **Garage**
- **Apartment**
-  **Private parking**

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## Description

Uncover the timeless blend of classic charm and modern elegance within this exceptional two-family brick home in the heart of Sunset Park, close to 8th Avenue. Built in 1925, this residence offers a rare opportunity, delivered vacant and ready for its next chapter. Set on a 20 x 100 lot, the home is equipped with central air and heating on the first floor and lower level. The first-floor duplex is a spacious two-bedroom apartment, thoughtfully designed with an additional office space. The primary bedroom comfortably accommodates a king-sized bed, while the second bedroom is perfect for a queen or full-sized bed, complete with mirrored closets. Grey Floridian tiles and recessed lighting lend a sleek, modern touch to the open concept living and dining areas, flowing seamlessly into a modern kitchen featuring a brick island and luxurious black granite countertops. The living room is a perfect retreat, offering a gas fireplace and direct access to the backyard—a serene space for outdoor relaxation. The backyard space is set up with a built-in barbeque, gas burning fireplace, and outdoor shower. The fully finished lower level of the duplex is a true standout, adding approximately 1,200 square feet. With recessed lighting, elegant polished black granite and slate tiles, and mahogany doors. The kitchenette is equally impressive, it boasts mahogany cabinets and black granite countertops, a custom river-stone wall, all adding a distinctive and artistic touch to the space. The second-floor apartment offers two generously sized bedrooms, along with a separate living room and dining room, with original hardwood floors. Off the kitchen, is an outdoor deck, ideal for morning coffee or evening relaxation. The bathroom is elegantly finished with granite floors, adding a touch of sophistication to the space. Included in the sale is an off-site parking space within a co-op garage on 8th Avenue, complete with a manageable \$120 monthly maintenance fee. Centrally located, this home offers easy access to the best of Sunset Park's dining, shopping, and recreational options, with nearby transit links including the D, N, and R subway lines, as well as the B70 and B63 bus routes. This is more than a home—it's an opportunity to own a piece of Sunset Park's history, modernized for today's lifestyle.



For illustration purposes only.  
Size and dimensions are approximate.  
Actual size may vary.





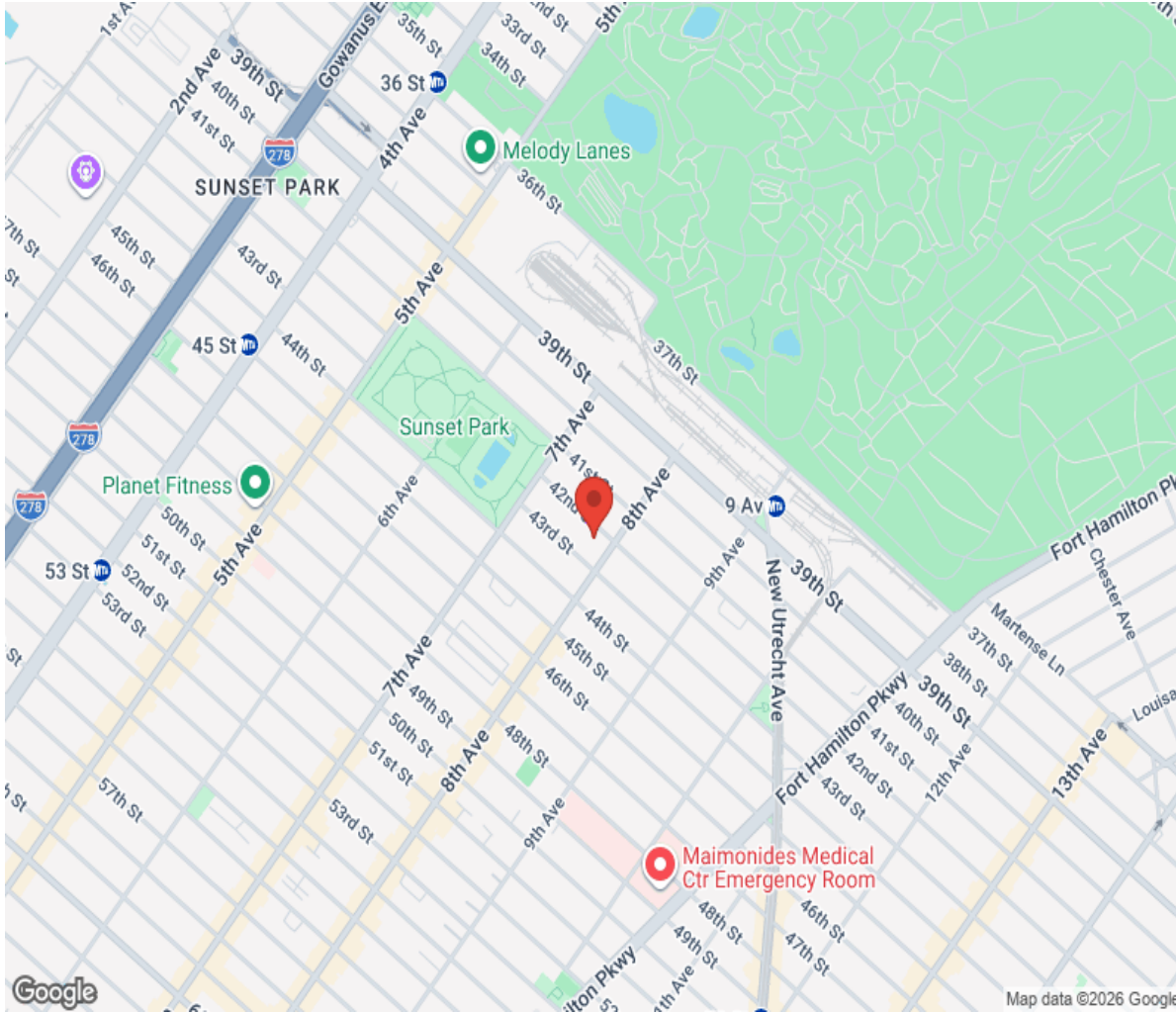








# Location



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**+44 (0)20 8618 4551**

**international@hamptons.co.uk**

**www.hamptons-international.com**