

# The New York Times

November 6, 2011

## Real Estate

ON THE MARKET

VIVIAN S. TOY



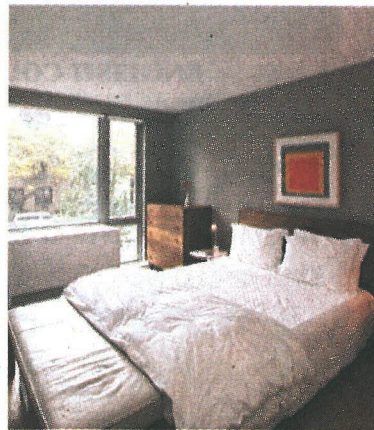
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### Hell's Kitchen Condo

**\$759,000**

**MANHATTAN:** 464 West 44th Street (at 10th Avenue), #2C

A one-bedroom one-bath condo with a washer and dryer and a terrace in a three-year-old doorman building. Frances Katzen, Prudential Douglas Elliman (212) 350-8575; [elliman.com](http://elliman.com)



**COMMON CHARGE:** \$897 a month; taxes: \$264 a month, abated until 2018

**PROS:** The unit has floor-to-ceiling windows. The terrace is large enough for entertaining. The stainless-steel kitchen appliances and stone finishes are practically new.

**CONS:** The apartment overlooks 10th Avenue, which can be noisy. The bathroom has no tub.