

40 East End Avenue

by *habituallychic*

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I've lived in New York a long time and I feel like I've seen everything so it takes a lot to impress me, but I can honestly say that [40 East End Avenue](#) is truly impressive. The newly completed building on the Upper East Side from real estate developer [Lightstone](#) was designed by internationally renowned architect [Deborah Berke Partners](#) in collaboration with [Gerner Kronick + Valcarcel Architects](#) with very luxurious details and amenities.

I was invited to tour the building and the duplex penthouse apartment which was furnished with beautiful antiques from [Maison Gerard](#), the celebrated New York design gallery, whose elegant pieces complemented the exquisite interiors and the spectacular views of the East River and Upper East Side.

The best designs in my opinion are those that think about how people will use each space and everything is so well thought out in [40 East End Avenue](#). As someone who was also a designer, I also notice every little detail and can tell if corners were cut but I was so impressed by all the finishes and craftsmanship that went into every single element of this building.



The 20-story building features 28 bespoke residences comprised of half and full-floor, two-to-five-bedroom homes, a maisonette with its own private courtyard and outdoor kitchen, and the duplex penthouse with a private rooftop terrace, seen here. Starting at \$4.5 million, residences at 40 East End are now available for immediate occupancy.

The residences at [40 East End Avenue](#) have been thoughtfully designed with light-filled gracious layouts, ceilings as high as 13 feet, and oversized casement windows with sweeping views of the East River and city skyline. Many homes have Juliet balconies and private terraces, inviting effortless continuity between indoor and outdoor living. The unparalleled level of finishes and details create intimate interiors of maximum comfort, functionality and luxury. Natural white oak hardwood floors laid in a herringbone pattern, refined millwork casing and detailed crown molding work together to create depth and character in the expansive spaces.



"It was important to us to design a building that contributed, in a 21st century way, to the context of the neighborhood. The façade materials are substantial and grounded, textured and rooted in quality, and designed to embrace the outdoors," explains [Deborah Berke](#), Dean of the Yale School of Architecture and long-time East End resident.

"It's rare to have the opportunity to work with a visionary architect like Deborah in her own backyard," said Mitchell Hochberg, President of [Lightstone](#). "With her intimate understanding of the neighborhood, she and her team have designed a building with exceptional details and the highest level of finishes that harnesses the tranquil and welcoming feel of East End Avenue."

Inspired by the building's modern interpretation of the area's historic architecture, [Maison Gerard](#) curated a mix of works from international designers Douglas Fanning, Achille Salvagni, Aline Hazarian, Franck Genser, Maison Leleu and the Artisans of Marolles to complement the contemporary atmosphere that the Penthouse provides. In outfitting the expansive Great Room, the Maison Gerard team took care to select works that would work well with the rich marble fireplace and highlight the towering 13-foot ceilings all while framing the room's centerpiece – the majestic river view.



One of the things that struck me when I was out on the penthouse's terrace was how peaceful it felt. [40 East End Avenue](#) overlooks the East River but I couldn't hear any noise from the street or boats passing below. It was incredibly quiet which is a rarity in New York and one of the many appeals to life on East End Avenue.

The location is also convenient for anyone who travels a lot for business and/or pleasure. LaGuardia airport is just a 20-minute car ride away. It's also easy to hop on the FDR Drive to head anywhere downtown; though, there are so many great museums, galleries, and restaurants on the Upper East Side that you might not even want to go downtown.



There was something about the interior design details such as the natural white oak hardwood floors laid in a herringbone pattern, mixed with the curated furniture from [Maison Gerard](#) that gave the duplex penthouse home a modern European feel.

In addition to all the great schools uptown, [Chapin](#), [Brearley](#) and [Lycée Français de New York](#), the private bilingual French school, are located not too far away from [40 East End Avenue](#) too.



The east and south exposures of the duplex penthouse allow for beautiful light all day long.



The south view of the Upper East Side is just as lovely as the East River views.



The keyed-elevator opens directly into the private foyer of the duplex penthouse's custom central staircase with stairs down to the bedrooms and up to the large wrap-around terrace with a built-in outdoor kitchen and sweeping views of the East River. The Arabescato Cervaiolo chevron-patterned marble floors and Nero Marquina marble borders create an elegant first impression for residents and guests.



The home's eat-in-kitchen is bigger than most New York apartments.



"Deborah has a unique understanding of the residential experience—she designs with purpose and intention," explains Scott J. Avram, Senior Vice President of [Lightstone](#). "Throughout each step of the process, we carefully considered how one would live in, move through, and use the spaces we were creating." Ideal for both cooking and entertaining, spacious kitchens are outfitted with Italian Arabescato Cervaiolo marble-slab countertops and backsplashes hand selected from the Apuan Alps in Tuscany, Italy; high-gloss lacquer Italian cabinetry custom-designed by Padini; and state-of-the-art appliances by Gaggenau.



As we spend more time at home these days, a large eat-in-kitchen where parents can Zoom and kids can do homework is a true luxury in New York.



In addition to the large kitchen, there is also a separate butler's pantry with a wine fridge. Meanwhile the suite of amenities on the building's second-floor includes a gourmet catering kitchen for entertaining too.



Master Bathrooms at [40 East End Avenue](#) feature Italian Arabescato Cervaiolo marble floors and walls detailed with fluted mirror-backed Bendheim glass; 6-foot cast iron soaking tubs; large walk-in showers and private water closets.

Each residence is also equipped with functional luxuries including a large-capacity Whirlpool washer and vented dryer; radiant heat flooring; powder rooms and multi-zone heating and cooling systems for customized controls.



The large walk-in shower in the master bathroom.



The master bathroom tub with a stunning view and a terrace outside.



It's amazing how far up and down East End Avenue you can see from the duplex penthouse.



This smaller room with terrace would make a perfect home office. It even has a wet bar built into one of the closets outside the room. Another great amenity for people now working from home full-time. The views seem to go on forever.



The elegant powder room of the duplex penthouse.



This terrace on the bedroom floor also has a view of the East River.



I still can't get over how spectacular the views were from the terraces.



No expense was spared in the common spaces of 40 East End Avenue either.



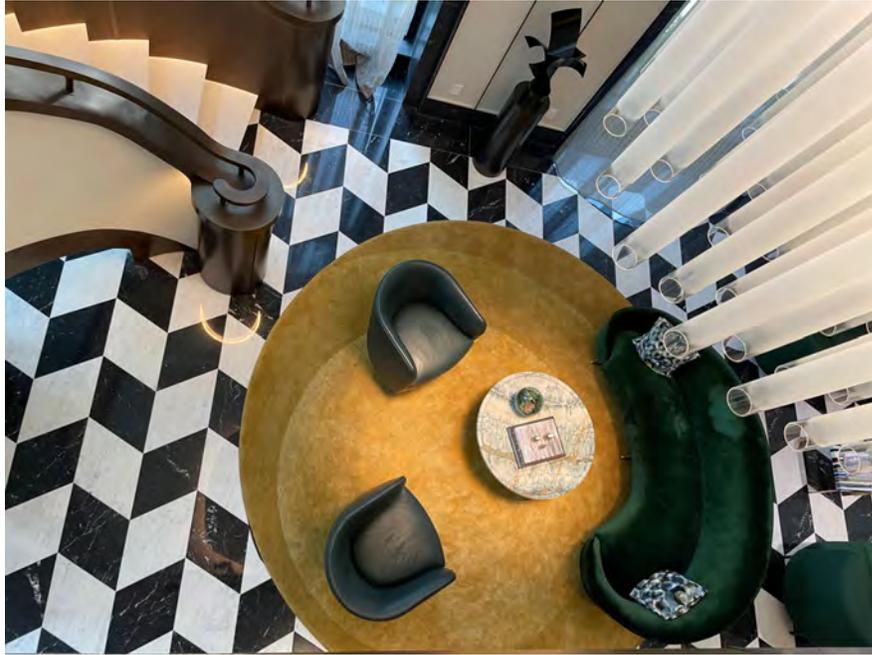
A detail of the South Parlor Lounge.



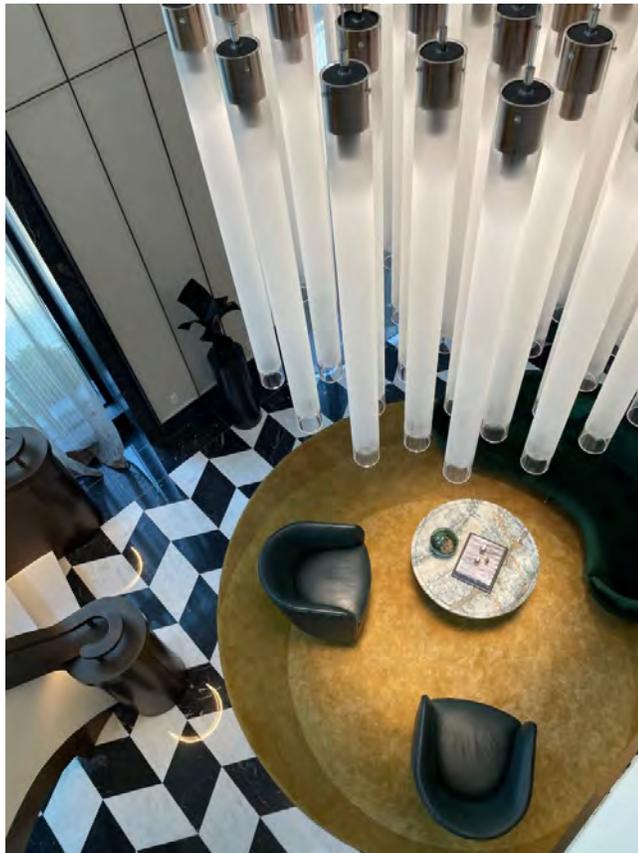
Just off the lobby is the soaring, double-height South Parlor Lounge with a wet bar, dramatic chandelier, and sculptural marble staircase clad in bronze.



The chandelier of the South Parlor Lounge sets a dramatic tone.



The view from the second floor down to the South Parlor Lounge.



Another view of the South Parlor Lounge.



Residents and their guests at [40 East End Avenue](#) are greeted by an intimate and welcoming lobby with a 24-hour doorman-concierge. A commissioned artwork by Parisian painter Julien Colombier behind the desk, is inspired by the lush foliage found at nearby Carl Schurz Park.



The bronze staircase from the South Parlor Lounge leads to the second-floor suite of amenities which includes: a well-appointed library, a sophisticated game room, a gourmet catering kitchen for entertaining, and a fully equipped state-of-the-art fitness center.



"We wanted to create a luxurious building that felt intimate while still providing the highly sought-after amenities that enhanced the lives of our residents. The result is a stately combination of classic elegance with the modern luxuries and conveniences we crave," says Scott J. Avram, Senior Vice President with Lightstone.



Again, as we increasingly find ourselves working from home, the second-floor library offers a quiet place to work, write, or schedule a meeting. The bookshelves were curated by [BookHampton](#) and include books on art, architecture, design, New York, fashion, and travel.



The children's corner book nook includes classic books for kids.



I loved the architectural details on the second floor including the porthole windows in the doors so you can see if a room is occupied without having to enter.



Kids of any age would appreciate the sophisticated game room which includes pool, ping pong, darts, and foosball.



I'm still in awe of all the amenities in the building.



While pick-ups and drop-offs can be made in front of the **40 East End Avenue** entrance, there is also a marble paneled porte cochere on the side of the building for discreet covered vehicular entrances and exits, and for loading and unloading cars on rainy days.



Nestled within the Upper East Side's quietly serene East End enclave, **40 East End Avenue** overlooks the East River and is just steps from the intimately charming Carl Schurz Park. A modern interpretation of the area's historic architecture, the 20-story tower grows from an articulated base, stepping back neatly as it rises. The textured façade, composed of charcoal and gray brick detailed with elegantly tailored hand-cast ornamentation, evokes an intended timelessness with a contemporary lens.



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