

THE WALTER N. ROTHSCHILD MANSION

41 East 70th Street



HISTORY OF THE GARDENS

The common rear gardens on East 70th Street between Madison and Park Avenues create an open enclave measuring 66 feet wide and 103 feet deep, behind three massive mansions on East 70th Street and four on East 71st, a concept of rare civility in New York which dates to 1928.

41 East 70th Street was built for Walter N. and Carola Rothschild and is available for sale. Carola was the daughter of Felix M. Warburg, and grew up in the mansion on Fifth Avenue and 92 Street which is now a museum; Mr. Rothschild was the Chairman of Abraham & Strauss. 45 East 70th Street was built for Arthur S. and Adele Lehman, the son of one of the founders of Lehman Brothers. Across from her parents, at 46 East 71st Street, lived Dorothy Lehman Bernhard and her husband, Richard, also a banker, lending the Lehman name to the unofficial name of the gardens. All seven families shared the giant garden and had their own private paradise. Today, low fences define individual gardens, but the green and peaceful impact remains intact.

- 11,256 interior sf (approx.)
- Built 28 x 67
- Lot-line windows
- Elevator
- Rear garden 900 sf (approx.)
- Six floors, plus basement

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THE MANSION

Built in 1929, Aymar Embury II maximized the impact of the 28' wide mansion with the feature of lot-line windows to the west, in addition to windows to the north and south, maximizing the interior light. The Rothschild Mansion includes six floors comprising approximately 11,256 square feet, not including the basement which would increase the sf to 13,132 square feet as it features unusually high ceilings, windows to the north, south, and west and a separate entrance to East 70th Street. There is a curved main staircase capped by a skylight (presently covered).

All floors of the mansion are flooded with light, due to the low mansions on East 70 Street to the south and the exquisite 66' deep garden enclave to the north. One can see the sky from the second floor! The sixth floor has a terrace to the south, and a splendid view of the Four Seasons Hotel, making this a rare townhouse with a view! This vista can also be seen from the roof, which could be developed into an additional garden, and feels like a mesa in the sky. The windows on the west wall could be developed to bring in even more light, while the rear of each floor overlooks the gardens to the north, an exquisite aspect of this home.

This is a rare opportunity for the individual who seeks the irreplaceable impact of an extremely wide mansion on a garden enclave that will never be duplicated.

