

2195 1br (6272 USD)



Location **Washington**  
<https://www.genclassifieds.com/x-624793-z>

Apartment is currently available. If you have a question and or are interested in setting up a showing - reply to ad. I will be setting up showings this week after 3:30pm.

Walking distance to Dupont Circle, Adams Morgan and Woodley Park - all are less than 10 minutes away.

GWU - 1.7 miles  
Georgetown 1.9 miles away  
American University 3.1 miles away  
Whole Foods - 1.3 miles away  
Washington Sport and Health - one block away  
Dry Cleaners and Market - across the street

Condo shows like a new apartment, but in a pre-war building full of old world charm and style. The apartment has all new furniture (1 year old) and a balcony with unobstructed views (buildings around you are all shorter than this apartment) - hard to find in the city. You can even see the National Cathedral from your private balcony. There is cement in between the building floors - so you will never hear the people above or below you! The street is quiet but you are one block off Connecticut where you can be in the middle of everything in minutes!



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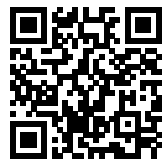
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The whole building recently had a "Boutique Hotel" makeover - new lobby furnishings, new carpets and new paint throughout the building. The building is on a hill overlooking Dupont and Woodley, so the apartment has the best views in the neighborhood. The building is safe, secure, and has beautiful embossed glass doors. The building has a camera control system accessed at the on-site office during the day. The building is in excellent condition. The building is a modernized, clean, and bright.

Condo is:  
Junior Bedroom has three walls (7x10)  
Bed is full size with storage drawers underneath.  
Your own full size washer and dryer.

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32 inch flat screen TV  
Three Closets - One Single Closet Next To Bed and Two Double Closets with  
Extra Storage Unit in building.  
French Door Leading To Balcony With Great View of National Cathedral.  
Rooftop Deck With Sweeping Views Of DC (can be booked for parties).  
Tons of Natural Light and High Ceilings  
Kitchen with Granite Countertops/Under Mount Stainless Sink  
Built-in Microwave/Full Size Dishwasher  
Updated bathroom with new seamless glass shower door.  
New curtains and balcony door.

Parking is available on street or you may be able to rent a space at nearby hotel (1-2 blocks).

Rent: Condo is offered with a 6-month minimum lease, discount given for longer lease, see below.

6-8 month lease - \$2,495

9-11 month lease - \$2,295

12 month lease - \$2,195

The following utilities are included with the condo: Gas/Water/Trash.

This is a non smoking apartment

This a pet free apartment

Fees:

\$55 Application Fee

\$400 One Time Building Move-in/Move-out Fee

1 Month's Rent Security Deposit