

# LONDON TERRACE

## Towers News

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## HOW TO BE A GOOD NEIGHBOR AT LONDON TERRACE

Living in an apartment is very different from living in a house, and being a good neighbor in an apartment building entails different considerations. Perhaps this is most obvious in the fact that walls, hallways, laundry facilities and more are shared with virtual strangers. While these things can make for some difficult situations, there are steps you can take to be a good neighbor and make apartment living better.

### Get to know your neighbors.

They don't have to become your best friends, but there are many reasons why knowing your nearest neighbors is a good idea. So, as you see them in the halls, laundry room, lobby, or by the mailboxes smile and say hello; if they appear to be receptive, introduce yourself, "Hi, I'm Joe. I live in 11H."

### Understand and follow the house rules.

All apartment buildings have rules for things like where your pet can be, when certain facilities are open, quiet hours, trash disposal, when and for how long you can play your instrument and more. Ours are spelled out in the proprietary lease. If you don't have a copy handy, you can go to our website ([www.londonterracetowers.com](http://www.londonterracetowers.com)) or call the office (212-675-2000) for a copy. Know them and follow them. Your neighbors will thank you.

### If you have children, understand that many of your neighbors don't.

And vice versa. Your childfree neighbors probably are not used to tripping over toys in the hallway, tuning out yelling, and other adjustments that come with living with children, so be considerate. For those of you without children, understand that your neighbors' children have a right to be there, and that they are, after all, children.



**If you  
are considerate,  
are ready to  
compromise a little  
and keep the lines of  
communication open,  
you will be able to  
live quite happily  
with your neighbors.**

### If you have pets, understand that not all your neighbors are animal lovers.

We are probably the most pet-friendly building in New York. But it's important that you are aware of the rules concerning where they can be when they are outside your apartment. Don't let your dog roam free in the hallways or in the lobbies; promptly clean up any messes your pets make; steer your dogs away from the sides of the buildings; and don't let your parrot practice his opera while you're at work. Be aware of any noise your pet(s) may make while you are at work. Some meow, yelp or bark out of loneliness when you are away. Ask a neighbor who's home during the day about it.

### Cover your floors.

The house rules require that 80% of your floor space is covered by rugs/carpeting and sufficient padding. Not only is this for the protection of your downstairs neighbor but also muffles sound in YOUR apartment. Your high heels or the sound of your dog running across the floor sounds worse from below.

### Observe reasonable hours for noisy activities.

Vacuuming, hanging pictures, moving heavy furniture, playing the piano, dancing to your favorite loud music: all these activities produce noise which travel beyond the walls of your apartment. Make every effort to restrict these extra noisy activities to reasonable hours. Even telemarketers can't legally call you outside the hours of 9AM - 9PM. Our house rules are a bit more lenient but common courtesy for your neighbor is the best rule.

### When it comes time to throw that party, remember your neighbors.

Let them know ahead of time when the party will be happening. Though you needn't invite them, if it is going to be an open party, it would be a nice gesture. Make sure your guests understand the rules of the building. Make sure that they remain inside your apartment...the hallway is not part of the party area! And remember: even when you're having a party, quiet hours apply.

### Don't assume you KNOW who the culprit is!

Unfortunately, it is not always easy or even possible to identify the source of noise. You might think it is directly above your unit when it is across the hall, down below or even several floors away.

# EVERYTHING YOU NEED KNOW ABOUT WHAT GOING ON AT LLT...

## EXTERIOR LIMESTONE PROJECT

**The exterior limestone job has been slowed down as of late for a good reason:**

- Much of the work cannot be done on days when the weather is below 40 degrees...and we all know that the extreme cold lasted quite awhile.
- In addition, the 405 and 410 corners (where the sidewalk bridges are) have needed structural repairs to the underlying steel up to the third floor.
- We had erected a scaffold at the return wall at 465, to the side of LaTraviata, for the purpose of removing the old paint and making repairs. This has also been held up by the weather.
- As the decorative terra cotta trim in those areas had to be removed for the repair work to be done, we are unsure how much of it will have to be replaced.
- The good news is that the actual limestone replacement is completed, particularly on the Tenth Avenue side. Many residents are concerned that the color appears much whiter than the original. When the limestone is delivered, it has a "coating" which is whiter than the actual stone. When the weather gets warmer, it will be power washed and will turn the color very close to the original. You should remember that all limestone has some natural color variation.
- Many of the "old" limestone pieces have had concrete patches in the past. The masonry company is going to try to "grind" or "sand" stone to remove these blights. Those that cannot be salvaged will be replaced.

**In summary, the work is continuing, albeit at a slower pace than we had wanted. But most everyone seems to be in agreement that it looks pretty darn good so far!**

## CON ED SAVINGS

**Insignia Residential Group announced that it has been able to use its buying power and expertise to negotiate a significant savings on our building's cost for electricity.**

Over the past six months Insignia has been negotiating with virtually every alternate supplier of electricity in New York. Until recently, none of the many independent suppliers (called Energy Service Companies (ESCOs) has been able to offer

significant savings on a guaranteed basis. However, with the help of both Insignia's in-house specialists and a consultant retained by them, they were able to negotiate a Market Based Index pricing contract for electric service from ConEdison Solutions with a guaranteed discount off ConEdison rates. This means that the price our building pays for electric supply from Con Edison (a price that changes monthly) will be discounted by .165 cents per kWh. This significant discount is only available to Insignia Residential buildings.

In addition to this discount, recent changes in deregulation allow us to take advantage of tax savings by switching to an ESCO. The savings are currently 75 % of the taxes charged for the delivery portion of your bill and will be increasing to a savings of 100% as of next September.

In the year 2003, we expect the building to receive savings of approximately 2.3% of our total electric costs, which amounts to \$24,000. Electricity to the building will continue to be transported and delivered by Con Ed and the transition to the new supplier will be unnoticeable to the building residents.



## POOL DEHUMIDIFICATION EQUIPMENT

The Board of Directors, in consultation with our engineers and plumbers who are familiar with our equipment, decided on a new dehumidification system to be installed in the pool. It is dehumidifier/condenser that enhances the air conditioning system to keep the pool water at an acceptable temperature. Without it, the water temperature would be much too hot and even cause damage to the room. A 25-ton air cooled condenser will be installed on the roof, as well as new pumps and desuperheater.

This project was bid out and will cost \$24,750.00. Part of our agreement with the Gardens calls for the Gardens to participate in the costs of repairs.



## OF IMPORTANCE...

**405 and 410 residents may have wondered what happened to the laundry room.** It took a while to locate the source of the leak near the large washing machines which caused the floor tiles to buckle. We finally discovered that the inner seal around the window of the last machine deteriorated, causing the water damage to the floor. The machine has been repaired. We have ordered new floor tile and, as our staff will do the installation, it will be scheduled as soon as possible.

**Please return your completed WINDOW GUARD NOTICE to the Management Office,** if you haven't already done so. This is a New York City requirement.

**The Management Office frequently gets calls regarding what privileges the health club/pool pass covers.** If the resident is a health club member, the guest pass is valid for both health club and pool. If the resident has only pool privileges, the pass is good only for the pool. The resident must have a valid ID card in both instances.

**Every winter, we get calls from dog owners about the use of salt on the sidewalks.** You should know that Insignia buys the least harmful to dogs salt product on the market. BUT every salt product causes some irritation to dogs' paws. Kathy went to Petland (on 23rd Street) and spoke to Umberto about products you can buy to protect your pet's paws. It's called Paw Wax, EXCEL. It protects and conditions your dogs' paws and prevents slipping. Umberto also recommended a foot pad and elbow cream called Protect-a-Pad. These products cost are between \$7 and \$9.

**The House Rules (#1 and 6) strictly prohibit leaving bicycles, baby carriages or other items in the hallways.** It is also a violation of New York City fire codes, for which the building could get fined. If found by the staff, these items will be removed from the hallway. The first time, if we can identify the owner, the owner will receive a notice to pick the item up within seven days. Articles unclaimed within seven days will be discarded. A second violation will result in the immediate disposal of such articles.

**House Rule #6 also says: Jute or rattan doormats are permitted in front of apartment doors.** This excludes carpet remnants, metal rug holders, rugs larger than the width of your door, etc.

Dear Fellow Shareholders:

The Board of Directors is investigating the possibility of refinancing the underlying mortgage of the building. In January, our underlying mortgage amount was \$21,401,600.00. We currently have an 8% mortgage rate. Our debt service is \$1,937,138.00 per year.

We haven't refinanced in the past because one of the terms of the mortgage is a large prepayment penalty. This penalty has been on most commercial loans since the early 1980s. Yield maintenance is a method of calculating the effective loss to a lender for the return of its loan funds earlier than expected. The lender calculates the present value of the funds it would lose by reinvesting the prepaid loan amount in risk-free treasury securities with a term similar to the remaining term on the prepayment period. We would then pay the lender the amount of the calculation as a cash penalty in order to prepay the loan.

Now, there is a possibility of obtaining a "forward rate commitment" loan. This means we could lock in an interest rate now but not actually close the loan until later this year when the prepayment would be significantly reduced. The closing costs (points, legal expenses, title insurance, commitment fees, taxes, survey fees, appraisal fees, brokerage fees and prepayment fees) are steep, although they are all standard for a commercial loan refinance. We expect to fold the costs into the amount we would borrow. The cooperative would be required to make a good faith deposit with the lender of 2-3%, which is refundable at closing.

In addition, since money is very cheap now, we are considering borrowing an additional amount for future capital expenditures. Even with borrowing an additional \$2,000,000.00, we could realize a savings of about \$300,000.00 in our yearly mortgage expense.

We are proceeding cautiously but diligently to take advantage of the low rates available in the market. We will let you know of our progress.

Yours very truly,



Nancy Frawley  
President

## WHERE IS YOUR PRINCIPAL HOME?

The IRS has just nailed down its definitions for the most basic form of real estate—your "principal" home. In regulations issued Christmas Eve, the agency made clear that for tax purposes, your principal home can take a variety of shapes. It can be a conventional home or condo. It can also be a boat, provided the craft contains sleeping, cooking and sanitary facilities such as a bathroom! And it can be tenant-stockholder cooperative housing unit. But what if you own more than one piece of residential property that potentially qualifies? What if you split your time between a home up north and a condo down south? Or a place at the beach that you bought as a vacation home but are gradually spending more time in as you get close to retirement age?

Now the IRS has issued its long-awaited official answers. In general, the tax agency says, your principal residence is the place you own and use as a residence for "a majority of the time during the year." Okay, that sounds straightforward. But the IRS notes that the true test for many property owners will depend upon "all the facts and circumstances" of their situation.

### Among the key facts and circumstances the agency will look to:

- Where is your place of employment in relation to the property you're claiming as your principal residence?
- Where do your family members reside?
- What address do you have listed on your "federal and state tax returns, driver's license, automobile registration and voter registration card"?
- What mailing address do you use predominantly for "bills and correspondence"?
- Where are your banks located?
- Where are your "religious organizations and recreational clubs" located?

Here's another intriguing element to the principal residence puzzle: You can switch the designation from house to house each year to suit your own personal tax strategies. Say you own an apartment in New York and a condominium in Naples, Florida. The coop has appreciated substantially in recent years and you'd like to pocket as much as possible of that gain tax-free through a sale. Here's how: You can choose to make your Florida vacation condominium your principal residence for 2003 and 2004 by living in it more than six months each year. That should qualify the condominium for the maximum capital gains exclusion of either \$250,000 (single filers) or \$500,000 (joint filers) if you want to sell it the following year. Then you can switch your principal residence back to your New York property again. Assuming you live in it and use it for a majority of the time during the subsequent two years following the sale of the condominium, it too should qualify for the maximum capital gains exclusion. The point here is that your "principal residence" need not be a static asset. It can be a highly flexible tax-planning tool. Better yet, under the guidelines just issued by the IRS, it can even be a sailboat tied up at a marina in Ft. Lauderdale or San Diego.

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Contact Edward Maichin at: [d1maichin@aol.com](mailto:d1maichin@aol.com)

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## APARTMENT REFINANCING: AN ANNUAL EVENT?

In recent years, many homeowners have made refinancing an annual ritual. Interest rates, which are still near an all time low -- have been steadily dropping over the past several years (although they've gone up a little), and consumers have taken advantage of these lower rates. However, you should understand that when you refinance your current mortgage, you will most likely have to attend a brand new settlement. Your refinance lender, even if it is the same lender who holds your current loan, has to start from scratch. The lender must obtain current financial information about you, contract for an updated appraisal of the property, and receive an updated title report. Just because everything was acceptable several years ago when you obtained your first mortgage, does not mean that everything is acceptable today. The only real difference between a purchase and a refinance is that there is no buyer or seller present at closing, and there will be no real estate broker involved.

You should shop around; contact several mortgage lenders and brokers to determine what interest rates you can obtain. Determine what the various rates will be for a fixed 30-year mortgage, and compare those rates to a fixed 15-year mortgage as well as to an adjustable mortgage transaction. In the early 1990's, many homeowners obtained an adjustable rate mortgage (called an ARM), which would change at periodic intervals. Some ARMs would change on a yearly basis, while others would change every three years. Some ARMs would have the interest stay in place for 5 or 7 years, and then readjust yearly thereafter. Now that rates are very low, and if you plan to stay put for many years, you should seriously consider obtaining a new fixed rate mortgage.

When you contact a number of mortgage lenders, determine exactly what closing costs will be required. Consumers do not realize it that the lender -- whether it is your current lender or a new lender -- will want a brand new title search, will probably want a new title survey and you will have to pay for a new lender's title insurance policy. Make a chart of all of the expenses. Determine if your lender will charge you any upfront points. A point is one percent of the loan amount, and if you were to borrow \$180,000, each point you pay will cost you \$1,800. Each point is the equivalent of approximately 1/8 of an interest rate. Thus, you may find a lender who will be offering 6 percent with one point, or 6-1/8 (or 6.125) with no points.

Obtain a mortgage amortization booklet so that you can determine exactly what your new monthly payments will be. There are many web sites which will provide you basic information on what your loan will cost. Point your browser to your favorite search engine, and type in 'mortgage loans.' You will be amazed at the number of web sites that are interested in your business. Here's an example. Your current loan is approximately \$180,000.00, and is at an interest rate of 7.5 percent. Your monthly payment of principal and interest (not including taxes and insurance) is \$1,293.00. If you obtain a new 30 year loan of \$180,000.00, at 6.125 percent, for example, your new monthly payment of principal and interest will be \$1,093, for a monthly savings of exactly \$200. If you want to pay a point, so as to further reduce your mortgage interest rate down to 6 percent, this will cost you \$1,800.00. If your income and the equity in your home is acceptable to the lender, you may be able to add that point to your loan. You will now borrow \$181,800.00,

and your monthly mortgage payment (based on the lower 6 percent rate) for this 30 year loan will now be \$1,086 a month (principal and interest only). You now have a monthly savings over your old mortgage of \$207. If you plan to keep your apartment for any length of time, it could make sense to take the lower interest rate, and to add the point or points which you will have to pay onto the new loan you are obtaining.

Points for refinancing are generally not deductible for tax purposes in the year that you are paying them, unless the new loan is for the purpose of paying off improvements that you have made to your home. If you currently have an adjustable rate mortgage, you will probably be thinking that the rates will be going down this year, and thus why should you bother refinancing? This is a major dilemma. You are probably correct. If your existing loan is more than one year old the rates may very well go down at the next adjustment period. But, there is no guarantee what the future may bring.

Economists are already predicting that interest rates will probably start inching up slowly. Our economy appears to be recovering, but very slowly. The Federal Reserve Board has already dramatically lowered the bank interest rates and it is not clear how much lower they can go, or will want to go. If and when mortgage rates increase, then your adjustable will follow on the upward path. There may be merit in locking in a fixed 30-year rate at a lower interest rate; peace of mind is important in planning your financial future.

Should you consider obtaining a new adjustable mortgage at rates that can be as low as 5% for the initial term? Much depends on your own personal circumstances and on the adjustable rate you can get. If you can obtain a three year ARM for less than 6 percent, and absolutely know that you will sell your home within that three year term, then it makes sense to consider an ARM. However, if you intend to keep the home more than three years, in the fourth year your lower interest rate might start jumping up as much as 2 percent per year.

**Do the numbers and plug in the costs of the refinance settlement. See if refinancing is right for you.**

## RESIDENT BROKERS

There are several London Terrace Towers residents who are also real estate agents who have served our community well. They each have a special knowledge of London Terrace Towers that you may want to use in the future. We posted a notice on the bulletin boards in each building asking resident real estate agents to contact us. Those who responded are: (in alphabetical order):



**Liz Amaral, Vice President, Brown Harris Stevens**  
2 Fifth Avenue, New York, NY 10011  
Phone: 212-906-0536, Email: eamaral@bhsusa.com

I am a native New Yorker who has been selling Manhattan real estate for 15 years, specializing in Chelsea and the Village. I have sold approximately 200 apartments, many of them in London Terrace. My first sale here was in 1991. And as a resident in the complex since 1984 - and an owner since 1996, my longtime

relationship with London Terrace makes me an expert in the building.

Brown Harris Stevens has an exclusive New York City affiliation with Christie's Great Estates; our marketing reach therefore extends nationally and internationally. In 2002, our 150 brokers sold over 1.1 billion dollars worth of real estate.

It would be my pleasure to work with you in the sale of your present home or in the purchase of another. Thanks for taking the time to read this.



**Tom Cooper (405), Insignia Douglas Elliman**  
**Phone: 212-727-6144, Email: tcooper@elliman.com**

At Insignia Douglas Elliman, I have successfully focused on finding the ideal homes for downtown buyers and getting the best prices for downtown sellers.

Closer to home, as a London Terrace homeowner, I have been pleased by the amazing increase in my own apartment's value - it's more than doubled - since I bought it nearly four years ago. Clearly, while the market has slowed from its recent record pace, historically low interest rates continue to fuel the market, and demand for Chelsea studios and one bedrooms remains strong.

London Terrace has been a celebrated Chelsea landmark since its first residents arrived in 1931. It's a downtown institution - one buyers are paying good prices for. To discuss the state of the market, recent London Terrace and neighborhood apartment sales, or for a price evaluation of your home, please contact me.



**Herb Greene (470), Phone: 212-691-0239**  
**Email: hgreene@inycwireless.com**

Since 1978, when I moved to the Towers, I have loved living here! I've made good friends and I have witnessed the wonderful changes in our building as well as great changes in our neighborhood.

I am an independent broker who works in complete cooperation with all other brokers. With millions of dollars in sales and subleases to my credit at LTT, I am convinced that if we care deeply about the property we are selling, it makes it fun to do what we do. Power to the Towers!



**Elaine Kanter (465), Insignia Residential Group,**  
**Phone: 212-645-8899**  
**Email: elakan@iesg.com**

When London Terrace Towers converted to Cooperative ownership in 1987, I was (and still am!) the Sales Director of the on-site office. In fact, if you were an inside purchaser, chances are that I handled your sale and closing, as well! In those days, as you brought your paperwork to my office, I would ask "Which building are you in?" Very frequently the answer was "The best building." Well, things haven't changed. We are still very proud of the building we live in.

There are very few sponsor units remaining and those that become available are usually sold to current shareholders on either side of the available apartment.

Due to the dwindling number of sponsor units, I am now concentrating on resales at London Terrace Towers. Please feel free to contact me if I can be of assistance with either of these needs.



**Glenn Norrgard (470)**  
**Sotheby's International Realty**  
**Downtown Manhattan, Phone: 212-431-2456**  
**Email: Glenn.Norrgard@sothebys.com**

I've been selling and leasing residential real estate since 1994. I've sold and leased over 90 apartments at London Terrace Towers and have achieved some of the highest prices per share. I have a detailed understanding of the property at London Terrace and how it compares to other properties in the downtown market so that buyers have an understanding of all the extra benefits that one gets from purchasing at London Terrace. The most important aspect of selling/renting your apartment is to list the property with a broker who focuses on that specific type of property and has a proven track for producing results. Thanks!



**Susan Singer (405), The Corcoran Group,**  
**Phone:**  
**Email: ssingernow@aol.com**

Over the past seven months, I have marketed and/or sold 16 apartments in London Terrace. After just six months with The Corcoran Group, I was selected as "Rookie on the Move" and asked to train and coach new agents. When balancing the needs and desires of buyers and sellers alike, I apply the knowledge and experience accumulated in over 20 years of sales and marketing to young adults and growing families.

The Corcoran Group is now the undisputed leader in NYC real estate. In 2002, Corcoran had 30.3% more exclusive listings than our nearest competitor. Our award winning Internet site has proven to generate more real estate sales than classified ads in the NY Times. Many thanks.



**Bruce Wayne-Solomon (465), Insignia Douglas Elliman, Phone: 212-350-2295**  
**Email: bwsolomon@elliman.com**

Honorable, Dependable, Considerate, Professional and Courteous: These essential qualities are synonymous with the manner in which I conduct my business practice. For well over a decade I have assisted buyers and sellers in hundreds of transactions whether it a rental, purchase or sale...on numerous occasions, breaking building sales price records! I invite you to utilize my real estate expertise and benefit from my first class level of service.

## PAST NEWSLETTER ON THE LTT WEBSITE

Did you know you can go back and look at old issues of the LTT News? Gary Roth of our Telecommunications Committee, has gotten all the issues through July 2001 on the website, as of this writing. The remaining issues will be added shortly.

Check it out at [www.LondonTerraceTowers.com](http://www.LondonTerraceTowers.com)

## MESSAGES FROM THE HEALTH CLUB WING KEE KWOK

### The Hand Key System

After many months, the entrance door renovation is finished. With the help of Simon, our Manager, the Hand Key system, is fully functioning. The system is programed to admit registered residents and health club members and tracks membership status, as well. Valid ID card are still required. You can obtain your ID card from the Management Office and register for the Hand Key System at the Health Club.

### Guest Pass Policy

Residents are always welcome to bring their guests to our facilities. A guest pass, signed by both the host and the guest, is required for liability reasons and our insurance requirements.

The host resident must be present on the premises of the facility during the guest's entire visit as the host (you!) is responsible for the guest's behavior and adherence to our rules. The host may be working out in the Health Club while the guest is swimming in the pool, or vice versa. If you have any questions about this and other rules and regulations, the staff on duty at the Health Club will be happy to clarify them for you.

As we have mentioned before, any resident who is not a member of the Health Club but would like to attend one of the classes offered, can do so with a Guest Pass. This will also provide the use of the Health Club Facility for the day. Guest Passes are \$12.00 per day. If purchased in lots of five or more, the guest passes are \$10.00.

### Weight Training

It has been reported that training with weights is very important for our health. It helps to build bone mass. I strongly advise you to add weight training in your regular workout. Beginners should start their training on the circuit machines, which are designed to help you perform the exercise correctly. Please ask our staff to check that the seats and supporting pads are at the right positions.

Some of you may be afraid of being overtrained or getting muscle-bound. The likelihood of this is very slim. Being over-trained means working on one muscle group for hours on end and several days a week. Most of the equipment at our Health Club are not designed for hard-core bodybuilding purposes. Besides, to build bulky muscle mass, special diets have to be incorporated with the training!

### Spring Training

Before we know it, summer will be upon us! Isn't it time to join us and get ready for the beaches?

**Gym Hours: Monday through Friday: 6:30am - 10pm, Saturday & Sunday: 9am - 8pm. Pool Hours: (closed Wednesdays) Monday, Tuesday, Thursday, Friday: 6:30am - 10 pm, Saturday & Sunday: 9am - 6:45pm.**



## OMAI BY WING KEE KWOK

Omai is a new addition to the restaurants in our neighborhood. They serve a great variety of Vietnamese dishes, including appetizers, soups, noodles, vegetables and entrees. Every dish is tastefully prepared and presented. Some of them are accompanied by special dipping sauce, a welcomed departure from other oriental eateries in the neighborhood.

You must save room for deserts and coffee. The Chocolate Mousse Cake with Orange Rind is just sinful and the Vietnamese Coffee, dripped at the table, is silky delicious. You may need several visits to try all the dishes that tempt you.

The decor is outstanding. In fact, it was looking through the window that prompted me to inquire within. It is amazing that such an attractive and tranquil space can be achieved with such simplicity. The wait staff is very attentive and helpful.

**You may have trouble to find it since there is no sign for identification, at least when I was there at the last part of December! It is located at 158 Ninth Avenue, on the East side of the avenue. The telephone number is 633-0550 or 633-0575. Reservations are a must since they received a very favorable review from the New York Times.**

## Restaurant GUIDE



## CHELSEA BISTRO & BAR BY NANCY FRAWLEY

**The rustic side of France is right across the street from London Terrace Towers at 358 West 23rd Street.** With its secluded glass enclosed garden section and the cozy room with the fireplace, this upscale bistro is romantic year-round. It has been awarded the "Best Bistro in New York" by both New York Magazine and Time Out New York.

The food is unmistakably French and wildly inventive. You can't go wrong with the cassoulet, the pear and gorgonzola salad and the braised lamb shank. Its award-winning wine list is extensive. The service is impeccable.

Bruno, Chelsea's charming Manager, says that London Terrace Towers residents have been constant supporters of the Bistro and look forward to doing their utmost to ensure a pleasurable dining experience for you and your guests.

**Chelsea Bistro has just started opening for lunch Monday through Friday, with reservations being taken from 11:45 - 2:30.**