

POSTINGS

Astor Penthouse Sold

23 Rooms, Gym And 2 Libraries

When Vincent Astor wanted an apartment, he built an apartment house and took the 17th floor.

His 23-room penthouse with its planted terraces and 63-foot-long entrance gallery at 120 East End Avenue at 85th Street, was sold last Tuesday for \$5.85 million, not too far from the original \$6.5 million asking price.

The apartment, owned by the financier Asher Edelman, had been on the market since April 1991. According to several real-estate agents, the apartment took a while to sell for three reasons: its far East Side location, its huge size and its maintenance: \$8,100, not high for a 10,000-square-foot apartment, but still, "a pretty big nut to crack every month," according to one broker.

Yet the apartment, with its two libraries, its gym, its separate four-bedroom children's wing and its livable spaces — the living room is a comfortable 21 by 31 feet — is in one of the city's most respected prewar limestone-clad buildings. Designed by Charles A. Platt and built in 1931 for Mr. Astor, the building still has a number of 10-, 11-, 14- and 19-room apartments, along with what one person familiar with the building called "a tenant roster that would knock your socks off — no celebrities, just old money."

The buyers? Roger Erickson, senior vice president of the William B. May Company and the selling broker, refused to say, explaining that the new owners were "very private people."