

2555 W LELAND AVE. UNIT 203
LINCOLN SQUARE



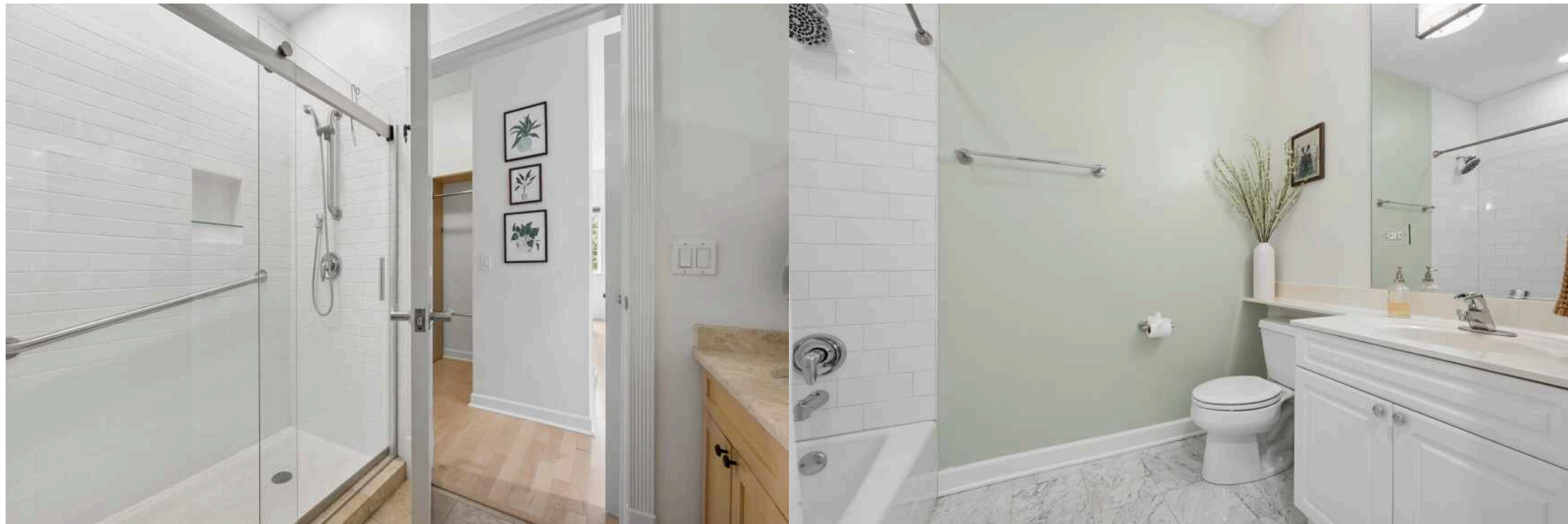


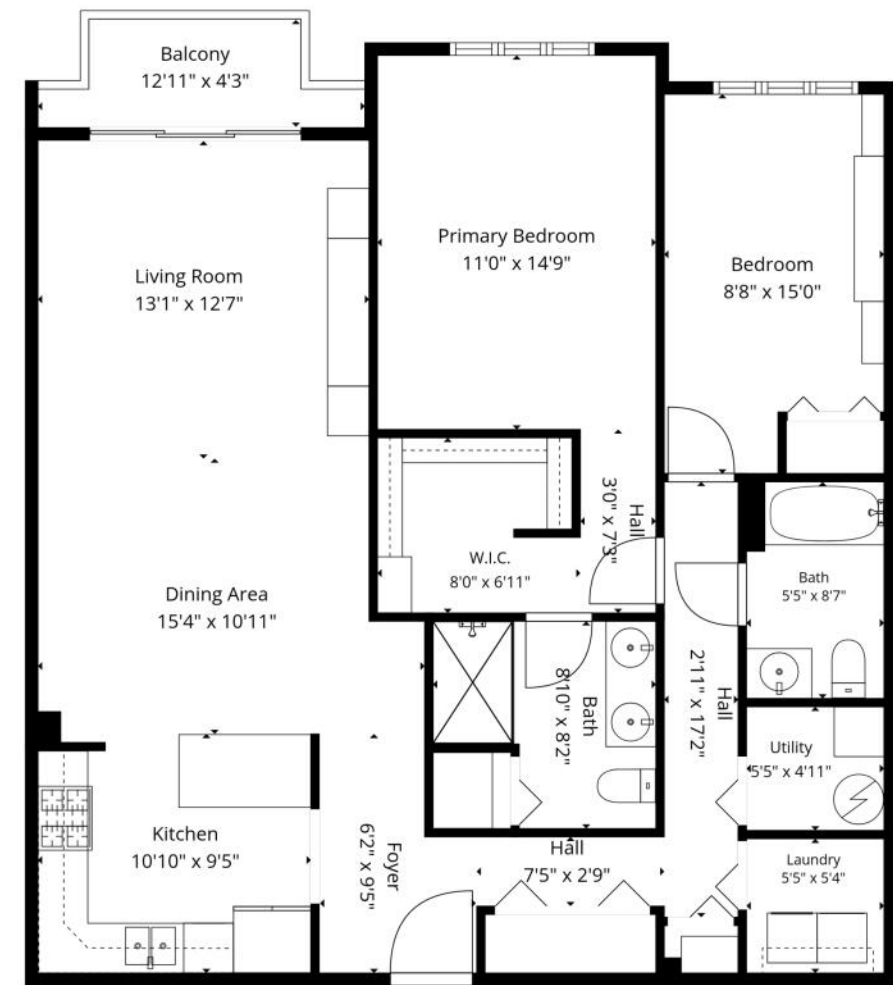
LINCOLN SQUARE/ROCKWELL CROSSING

Spectacular condo in the sought-after Lincoln Square/Rockwell Crossing neighborhood! Located in a boutique elevator building, this beautifully updated condo offers soaring 10-foot ceilings, abundant natural light, and an open floor plan designed for comfortable living and entertaining. The spacious kitchen features newer stainless steel appliances (2023-2026), a large peninsula with bar seating, and an expanded layout created by shortening the dividing wall, creating an ideal space for everyday living and entertaining. Newly installed maple hardwood flooring extends throughout the home, while a full wall of windows fills the living room with natural light. Windows and a custom sliding glass door in 2020, and recently added recessed lighting & custom built-in entertainment center enhance the living space. Step outside to the private balcony, complete with new Trex decking, and natural gas and water hookups. The spacious primary suite features a professionally organized walk-in closet and a five-piece bath with a linen closet. The second bedroom offers a newly custom Murphy bed with additional storage, providing flexibility as a guest room and/or home office. The laundry room includes a side by side WD, and has been thoughtfully updated with custom built-in cabinetry and a drying bar adding everyday convenience. Additional highlights include an attached heated garage parking space, a large floor to ceiling storage locker, and designated bike storage. Enjoy the convenience of the Brown Line, parks, restaurants, cafes, and shops! All of this is complemented by an exceptionally well-managed building, offering the perfect combination of comfort, convenience, and location!

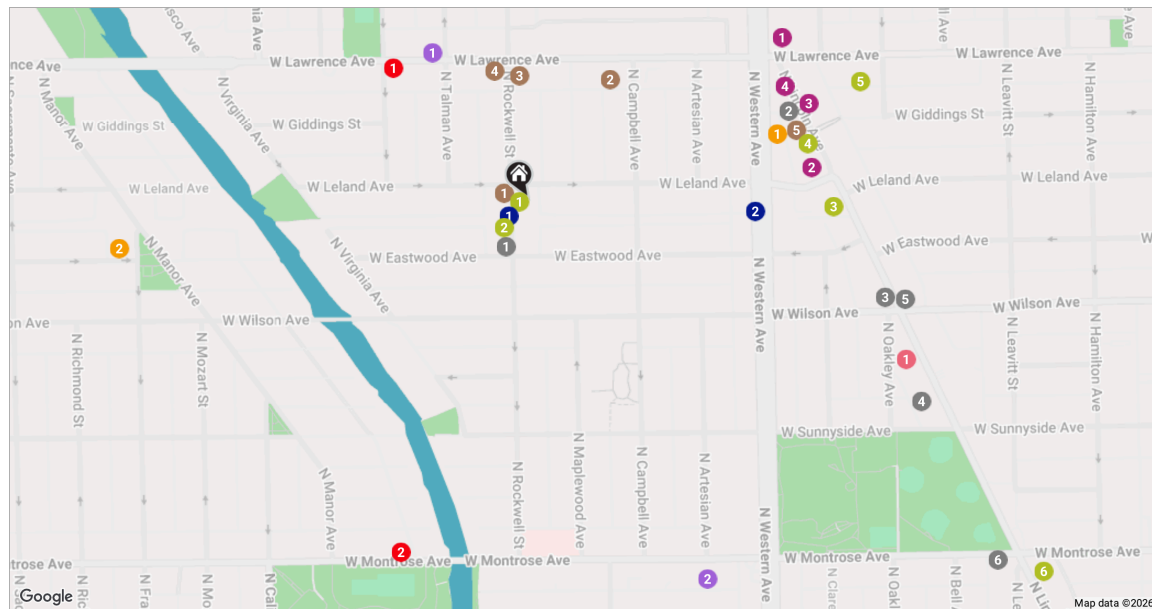
2 BEDROOM
2 BATH
TAXES: \$7412.92
ASSESSMENTS: \$284.56







Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

 RESTAURANTS.

- 1 **Rockwell's Neighborhood Grill**
4632 NORTH ROCKWELL STREET, 0.1 MI
- 2 **Gene's Sausage Shop and Delicatessen**
4750 NORTH LINCOLN AVENUE, 0.3 MI
- 3 **Wild Goose Bar & Grill**
4600 NORTH LINCOLN AVENUE, 0.4 MI
- 4 **Bistro Campagne**
4518 NORTH LINCOLN AVENUE, 0.4 MI
- 5 **Essence of India**
4601 NORTH LINCOLN AVENUE, 0.4 MI
- 6 **Royal Thai Restaurant**
2209 WEST MONTROSE AVENUE, 0.6 MI

 COFFEE

- 1 **Beans & Bagels**
2601 WEST LELAND AVENUE, 0.0 MI
- 2 **Coffee Slasticarna Drina**
2501 WEST LAWRENCE AVENUE #1F,
0.1 MI

- 3 Backlot Coffee**
2559 WEST LAWRENCE AVENUE, 0.1 M

- 4 Sparta Coffee Shop**
2605 WEST LAWRENCE AVENUE, 0.1 M

- 5 The Book Cellar**
4736 NORTH LINCOLN AVENUE, 0.3 MI

 SHOPPING

- 1 **Walgreens**
4801 NORTH LINCOLN AVENUE, 0.3 MI
- 2 **Merz Apothecary**
4716 NORTH LINCOLN AVENUE, 0.3 MI
- 3 **The Chopping Block**
4747 NORTH LINCOLN AVENUE, 0.3 MI
- 4 **Fleet Feet Lincoln Square**
4762 NORTH LINCOLN AVENUE, 0.3 MI

 GROCERY

- 1 HarvesTime Foods**
2632 WEST LAWRENCE AVENUE UNIT
54, 0.2 MI

- 2 ALDI
2431 WEST MONTROSE AVENUE, 0.4 M

 GYM

- 1 Bloom Yoga Studio**
4663 NORTH ROCKWELL STREET, 0.0 MI
- 2 Brush Park Gym**
4646 NORTH ROCKWELL STREET, 0.0 MI
- 3 Lincoln Square Athletic Club**
4662 NORTH LINCOLN AVENUE, 0.3 MI
- 4 Orangetheory Fitness**
4728 NORTH LINCOLN AVENUE, 0.3 MI
- 5 Pure Barre**
2309 WEST LAWRENCE AVENUE, 0.4 MI
- 6 Powell Pilates Chicago**
4357 NORTH LINCOLN AVENUE, 0.6 MI

 MEDICAL

- 1** Tapestry 360 Health -
Lincoln Square
2645 WEST LAWRENCE AVENUE, 0.2 MI

- 2** Associated Medical Centers
of Illinois - Northside
2656 WEST MONTROSE AVENUE, 0.4 MI

- 1 Rainforest Preschool
4725 NORTH WESTERN AVENUE, 0.3 MI
- 2 Narloch Piano Studio
4636 NORTH FRANCISCO AVENUE,
0.4 MI

ENTERTAINMENT

- 1 Old Town School of Folk Music - Lincoln Square
4544 NORTH LINCOLN AVENUE, 0.4 MI

- 1 Rockwell
CTA - BROWN LINE, 0.0 MI
- 2 Western
CTA - BROWN LINE, 0.2 MI

NOTES



MICHELLE MARTIN

(312) 560-7491

MMARTIN@ATPROPERTIES.COM

MICHELLEMARTINCHICAGO.COM



NAFISA MURADOVA

(312) 888-1263

NAFISA@ATPROPERTIES.COM



CHRISTIE'S
INTERNATIONAL REAL ESTATE