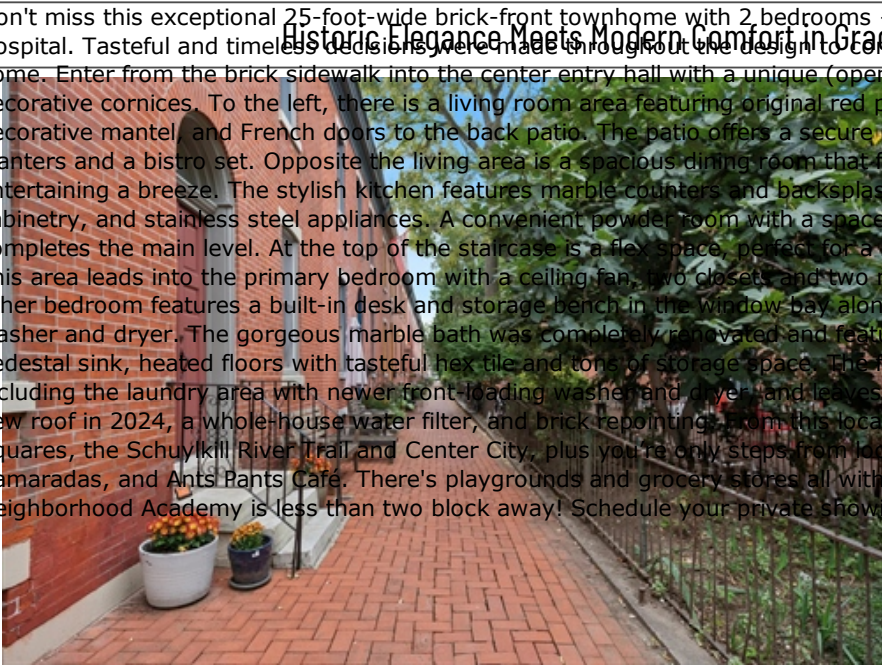


Don't miss this exceptional 25-foot-wide brick-front townhome with 2 bedrooms + DEN on a pedestrian-only garden block in Graduate Hospital. Tasteful and timeless decisions were made throughout the design to complement the historical charm of this spectacular home. Enter from the brick sidewalk into the center entry hall with a unique (open on both sides) staircase featuring an arch and decorative cornices. To the left, there is a living room area featuring original red pine (flooring), a decorative mantel, and French doors to the back patio. The patio offers a secure place to store bicycles and create a lovely oasis with planters and a bistro set. Opposite the living area is a spacious dining room that flows directly into the custom kitchen, making entertaining a breeze. The stylish kitchen features marble counters and backsplash, a large porcelain farmhouse sink, shaker-style cabinetry, and stainless steel appliances. A convenient powder room with a space-saving wall-mounted sink and marble tile accent completes the main level. At the top of the staircase is a flex space, perfect for a home office or den with an antique storage closet. This area leads into the primary bedroom with a ceiling fan, two closets, and two north facing windows overlooking Madison Square. The other bedroom features a built-in desk and storage bench in the window bay along with a closet which is conveniently plumbed for washer and dryer. The gorgeous marble bath was completely renovated and features an oversized soaking tub with rain shower, pedestal sink, heated floors with tasteful hex tile and tons of storage space. The freshly painted basement houses all mechanicals, including the laundry area with newer front-loading washer and dryer, and leaves plenty of room for storage. Bonus updates include a new roof in 2024, a whole-house water filter, and brick repointing. From this location, you can easily access Fifer and Rittenhouse Squares, the Schuylkill River Trail and Center City, plus you're only steps from local favorites like Ultimo Coffee, Sidecar, Los Camaradas, and Ants Pants Café. There's playgrounds and grocery stores all within reach, plus the fabulous Marian Anderson Neighborhood Academy is less than two block away! Schedule your private showing today!



2202 Madison Sq, Philadelphia, PA 19146

- » Beds: 2 | Baths: 1 Full, 1 Half
- » MLS #: PAPH2545644
- » Townhouse | Lot: 1,080 ft²
- » 25-Foot-Wide home on quiet garden block
- » Historic charm throughout: built-ins, crown molding, cornices and original red pine floors
- » More Info: 2202MadisonSq.com



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