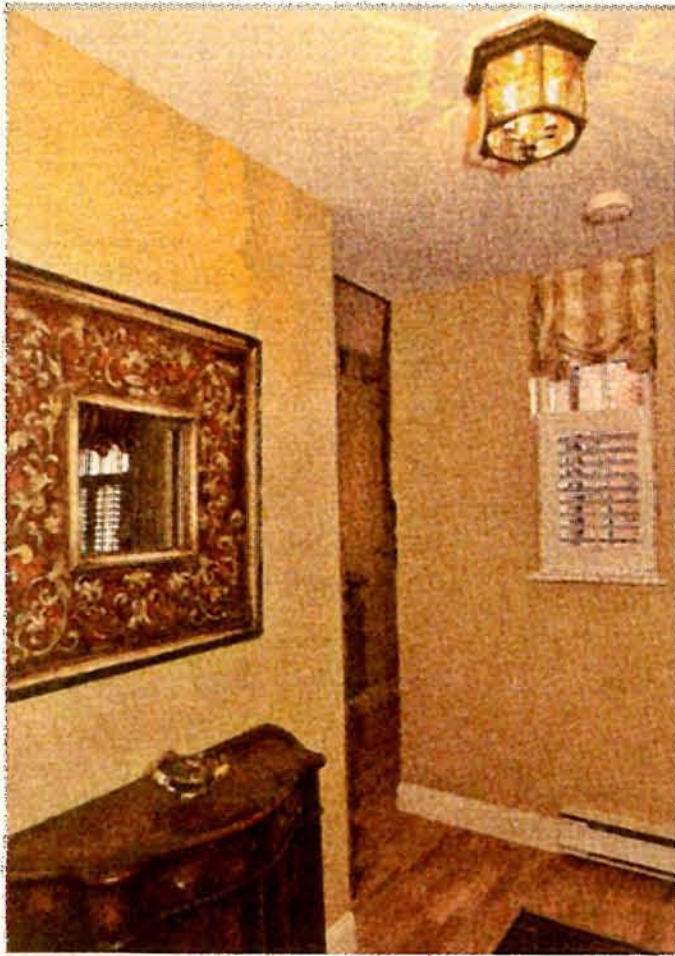


HOME SHOWCASE

A HERALD MEDIA EXCLUSIVE



BRIGHT SPOT: The living/dining room, above, of Lincolnshire Condos' Unit 505 has an elegant fireplace. The foyer, left, showcases the new hardwood floors that are throughout the condo.

STAFF PHOTOS BY DOUGLAS MCFADD

Luxurious Lincolnshire 1-bedroom condo bathes in Beacon Hill sun

By PAUL RESTUCCIA

Looking for a Beacon Hill place for less than \$500,000?

Check out 15 River St.'s Unit 505, one of 15 units available in the 46-unit Lincolnshire Condos.

One of two model units at the newly renovated complex, this one-bedroom condo lists for just \$439,470 — a rare find on Beacon Hill.

Originally constructed in 1920 as a luxury hotel, the Lincolnshire later served as nurses' housing and doctors' offices for Massachusetts General Hospital before becoming an apartment building in 1994.

Now, it's going condo as renters' leases expire, with 15 units currently up for sale.

Prices range from \$394,440 for a second-floor one-bedroom to \$738,150 for a spacious two-bedroom. (Eight units list for less than \$500,000.)

Located on Beacon Hill's flats, the Lincolnshire offers old-world charm.

A double-door entrance flanked by two sculpted shrubs leads to a spacious lobby. This space retains its original black-and-white marble-tile floor, but developers added new wainscoting, yellow wallpaper, a chandelier, antique and replica furniture and decorative mirrors.

Off to one side is an ornate conference room freely available to unit owners for meetings.

There's also a glassed-in concierge area



STAFF PHOTO BY DOUGLAS MCFADD

CITY SCENERY: Lincolnshire Condos has a common roof deck.

that's staffed around the clock. (Unit 505's \$542 monthly condo fee covers the cost of concierge and other building services, as well as central heat and air conditioning.)

The Lincolnshire's two elevators whisk you up to the building's nine floors, whose hallways feature new carpets and wainscoting.

The developer also upgraded all of the building's windows, and is currently spending \$1 million to repaint the complex's brick exterior.

Entering the 502-square-foot Unit 505, you'll first come to a 9-by-7-foot foyer. Like all rooms in this condo, it has new hardwood floors.

It also offers a bumpout space for a table, as well as a window to let light in. (Unit 505

wraps around one corner of the Double-H-shaped complex. This brings plenty of natural light, creating an airy feel.)

Off to the right, a 14-by-12-foot bedroom includes a large two-door closet. There's also a reading nook fronted by two double-paned windows with white plantation shutters.

The unit's bathroom, redone in 1994, features a black-and-white ceramic-tile floor and a tub-shower combination.

The 10-by-4-foot galley kitchen has black-granite countertops, 12 white cabinets, a stainless-steel sink and all-white appliances (a Hotpoint refrigerator and electric stove).

Nearby, a 10½-by-12-foot living/dining area features a pair of windows and an ornate fireplace with a wood mantel and granite surrounds.

The unit also comes with use of a spacious common roof deck that offers great Charles River and Back Bay views. (You can reserve the roof deck for private functions.)

Also, Unit 505 has deeded locker storage space in the Lincolnshire's basement, next to the complex's common laundry room.

The complex doesn't have off-street parking, but you can rent a space at the nearby Boston Common Garage for \$250 a month.

And the building's location couldn't be better. It's near Charles Street's shops and restaurants, as well as a 10-minute walk through Boston Common to downtown.

For more information or a chance to view this property, contact Tracy Campion or Brittany Beale of RM Bradley at 617-429-8978.

Home checklist

Information about this week's profiled home:



- **Address:** Unit 505, 15 River St., Beacon Hill
- **Bedrooms:** One
- **Bathrooms:** One
- **List price:** \$439,470
- **Annual taxes:** TBD
- **Features:** New hardwood floors and windows throughout, as well as a working fireplace. The unit also comes with deeded storage space, 24-hour concierge service and access to a common roof deck with great Charles River and Back Bay views.

■ **Location:** One block from Charles Street's shops and restaurants and from Boston Common and the Public Garden. Also ¼ mile the Red Line's Charles Street T stop and the Green Line's Arlington Street T stop.

- **Built in:** 1920, updated in 2005.