



# KENSINGTON MANOR



428 East 9th Street, Brooklyn, NY 11218

# Exceptional Amenity Package



# Indoor Children's Playroom



- Doorman
- Elegantly Designed Lobby with a Waiting Area
- Indoor Lounge with Co-working Space

A vibrant indoor children's playroom equipped with fun and educational toys, interactive play structures, and cozy seating areas for adults.

# Fitness Center & Yoga Room



A fully equipped fitness center with state-of-the-art workout machines, free weights, and a spacious yoga room featuring an Echelon Mirror Workout System.

# Rooftop Lounge



Rooftop designed for social gatherings and ultimate relaxation, featuring premium grill stations, a fully equipped kitchenette, beautiful picnic areas and luxurious lounging spaces.



## Pet Spa & Rooftop Run



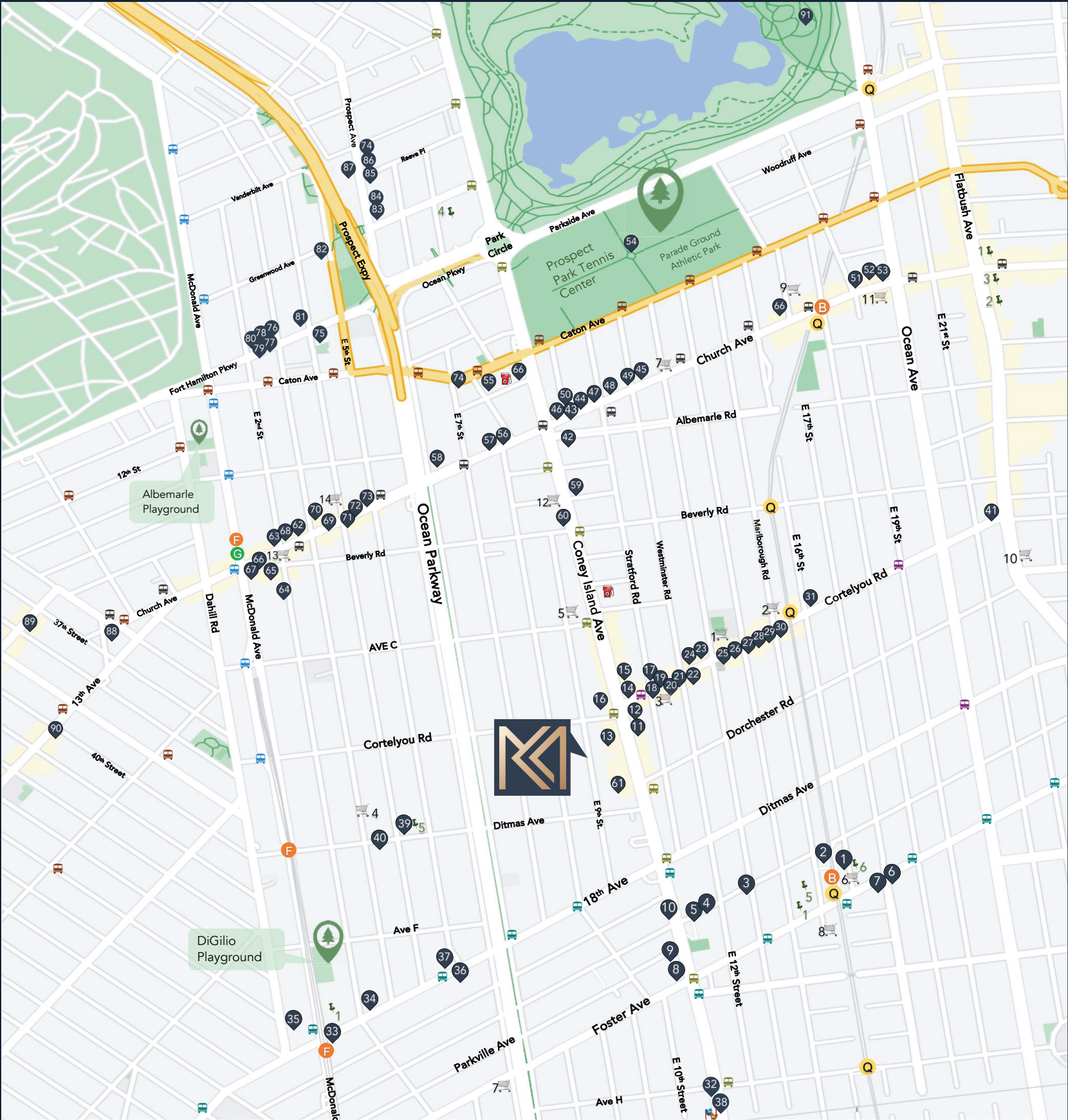
## Meticulously Designed Apartment Interiors







A fully equipped indoor pet spa for convenient grooming, along with a rooftop dog run providing ample space for your pet's exercise and play.



All units feature an appliance package by Blomberg, custom Italian kitchen cabinetry, quartz countertops, under-cabinet lighting, upscale fixtures, engineered hardwood floors throughout, a/c split system, and large Double-pane windows.



## Transportation

-  train – Cortelyou Rd
-  train – Newkirk Plaza
-  train – 18th Ave
-  train – Church Ave

BM1, BM2, BM3, BM4 – Cortelyou Rd  
B68 – rides along Coney Island Ave  
B8 – rides along 18th Ave/Foster Ave

## Banks

- Chase Bank
- Capital One Bank
- Citi Bank
- TD Bank
- Santander
- Bank of America

B35 – rides along Church Ave  
B67, B69 – rides along McDonald Ave  
B16 – rides along Caton Ave  
B11 – Ave I/Ocean Pkwy  
B8 – 18th Ave/McDonald Ave  
B103, BM1, BM2, BM3, BM4 – Cortelyou Rd/E18 St

## Map Key

- Coffee Mob – Espresso drinks & pastries – 1514 Newkirk Ave
- Wattli Bar and Grill – Gastropub – 1505 Newkirk Ave
- The Ox Tavern – Gastropub – 1301 Newkirk Ave
- Milk & Honey – Breakfast & Brunch – 1119 Newkirk Ave
- The Grounds of Brooklyn – Modern American – 1117 Newkirk Ave
- Westwood Bar – 1715 Foster Ave
- Rusty Nail Brooklyn – Bar – 1701 Foster Ave
- Lahori Chilli – Pakistani – 1026 Coney Island Ave
- Texas Chicken & Burgers – 1000 Coney Island Ave
- Atlas Steakhouse and Sushi – 943 Coney Island Ave
- 773 Lounge – classic pub – 773 Coney Island Ave
- George’s – American, Greek, Italian – 753 Coney Island Ave
- San Miguel Pizza – 760 Coney Island Ave
- Highbury Pub – Irish pub – 1002 Cortelyou Rd
- La Nueva Union Bakery – 1008 Cortelyou Rd
- Narala Bakery – 744 Coney Island Ave
- Loony’s Juice Bar – 1025 Cortelyou Rd
- Lea – Italian restaurant – 102 Cortelyou Rd
- Connecticut Muffin – 1106 Cortelyou Rd
- Blue Star Parlor – Café – 1112 Cortelyou Rd
- Sycamore Bar & La Puerta Roja – 1118 Cortelyou Rd
- Namaste Brooklyn – Himalayan – 1202 Cortelyou Rd
- The Castello Plan – 1213 Cortelyou Rd
- Mimi’s Hummus – 1209 Cortelyou Rd
- CorTHAlYOU – Thai restaurant – 1310 Cortelyou Rd
- Purple Yam – Asian fusion restaurant – 1314 Cortelyou Rd
- Kumo Sushi – 1406 Cortelyou Rd
- San Remo Pizzeria – 1408 Cortelyou Rd
- Catskill Bagel – 1416 Cortelyou Rd
- Machego Koko – Tapas and Wine – 1502 Cortelyou Rd
- Madeline Café – 1603 Cortelyou Rd
- Sweetness USA – Pakistani take-out – 1150 Coney Island Ave
- Twin Towers Bagel Express – 975 McDonald Ave
- Emir Palace – Uzbeki Restaurant – 4210 18th Ave
- Mendelsohn’s Pizza – 4418 18th Ave
- Urgut Tandir – Uzbeki Restaurant – 3915 18th Ave
- Pizza King – Kosher Pizza – 3916 18th Ave
- Kent Theater – Movie Theater – 1170 Coney Island Ave
- Tandir Kebab – 312 Ditmas Ave
- Afsona, Eastern Eaurpean – 414 Ditmas Ave
- Angelo’s Pizza – 2117 Cortelyou Rd
- Werkstatt – Austrian restaurant – 509 Coney Island Ave
- Wheated – Italian – 905 Church Ave
- Am Thai Bistro – Thai Restaurant – 1003 Church Ave
- Jiku Wicked Wings & Korean Grub – 1219 Church Ave
- Andrew’s Coffee House – 901 Church Ave
- LARK – Coffee and Sandwiches – 1007 Church Ave
- Anarkali – Indian Cuisine – 1125 Church Ave
- Don Patron – Mexican Restaurant – 1217 Church Ave
- Suzy’s Roti Parlour – Caribbean Restaurant – 907 Church Ave
- Flatbush Latin Grill – Dominican Restaurant – 1902 Church Ave
- Ninja Japan – Take-Out – 1920 Church Ave
- Texas Chicken & Burgers – 521 Ocean Ave
- Lark By The Park – 1311 Caton Ave
- Shenanigan’s Pub – 802 Caton Ave
- Der Pioneer – Bakery – 737 Church Ave
- Hinterlands Bar – 739 Church Ave
- Uni Thai Bistro – 265 E 7th Street
- Red Mist Lounge and Café – 269 Coney Island Ave
- Gyro Café – 580 Coney Island Ave
- JALSA – Indian Cuisine – 786 Coney Island Ave
- SOHO Café and Grill – 215 Church Ave
- Hot Bagel – 127 Church Av
- Beverley Pizza & Café – 358 E 2nd St
- Tacos – Food Truck – 120 Beverley Rd
- Dunkin’ – BP-418 Coney Island Ave; 1700 Church Ave; 110 Beverley Rd
- Denny’s Pub – 106 Beverley Rd
- Carvel – Ice Cream – 203 Church Ave
- Sake Sushi – 328 Church Ave
- JW Real Polish Delicatessen – 321 Church Ave
- Asia Harbor – 404 Church Ave
- Thai Farm Kitchen – 416 Church Ave
- Angelica’s Coffee Shop – 424 Church Ave
- Poetica Coffee, Espresso Bar – 622 Caton Ave; 1233 Prospect Ave
- Hamilton’s Restaurant – 2826 Fort Hamilton Pkwy
- Uncle Frankie’s Pizza – 3007 Fort Hamilton Pkwy
- Brancaccio’s Food Shop – Take-Out – 3011 Fort Hamilton Pkwy
- Steeplechase Coffee – 3013 Fort Hamilton Pkwy
- Stang Thai – 3019 Fort Hamilton Pkwy
- Batata – Middle Eastern – 3021 Fort Hamilton Pkwy
- Windsor Coffee – 144 E 4th St
- Cozie’s Pizzeria & Café – 424 Greenwood Ave
- CENA Mexican restaurant – 601 Greenwood Ave
- Tea Time Tactics Café – 1293 Prospect Ave
- The Adirondack – Bar – 1241 Prospect Ave
- Le Paddock – Bistro – 1235 Prospect Ave
- Della – Italian Restaurant – 1238 Prospect Ave
- Ice Cream House Borough Park – 2 Church Ave
- 10am Breakfast Bar – 3808 13th Ave
- The Loft Steakhouse – 1306 40th St
- LeFrak Center at Lakeside – Bluestone Café – 171 East Dr

## Groceries

- Cortelyou Greenmarket – Year-round Farmer’s Market
- Flatbush Food Coop – 1415 Cortelyou Rd
- Natural Frontier Market – 1102 Cortelyou Rd
- Krakus Polskie Delikatesy – 304 Ditmas Ave
- Ideal Food Basket Supermarket – 710 Coney Island Ave
- CTown Supermarket – 597 E 16th Street
- A & Z International – Grocery 506 Foster Ave
- Key Food Supermarket – 1407 Foster Ave
- Downtown Natural Market – 1701 Church Ave
- Sun Fresh Fish Market – 1128 Flatbush Ave
- L & C Fish Market – 1910 Church Ave
- NY Best Food Mart – 560 Coney Island Ave
- Carnival Fruits & Vegetables – 130 Church Ave
- Isaac’s Apple Farm – 329 Church Ave



## Sales Gallery

1390 Coney Island Ave, Brooklyn NY 11230

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Exclusive Marketing and Sales Agent

The **Danielov** Team

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