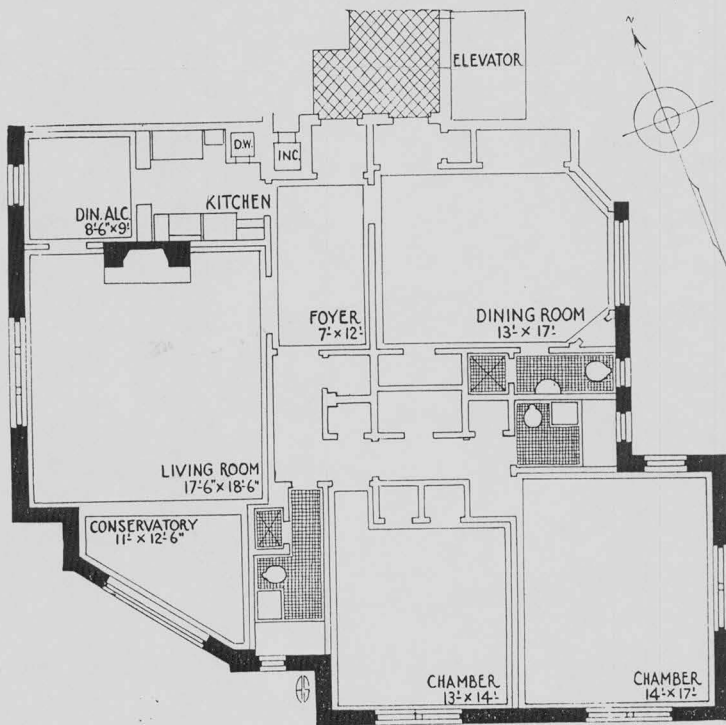


The Grosvenor Square

Ascan Avenue at Burns Street
Forest Hills Gardens

Long Island's most highly restricted residential district — 14 Minutes from
Midtown Manhattan.



EMBODYING McAVOY CONVERTIBLE FEATURES

Choice double corner front comprising entire front wing; ideal cross ventilation facing south, southwest and west. All rooms open from Foyer.

APARTMENT AA

5½ Rooms — 3 Baths and Dining Alcove — 2 Entrances

With exclusive use, in order of tenant booking, of Tudor Entertainment Gallery (25' x 50') for dinner, bridge, or dance parties.

(OVER)