

Welcome to Philadelphia!

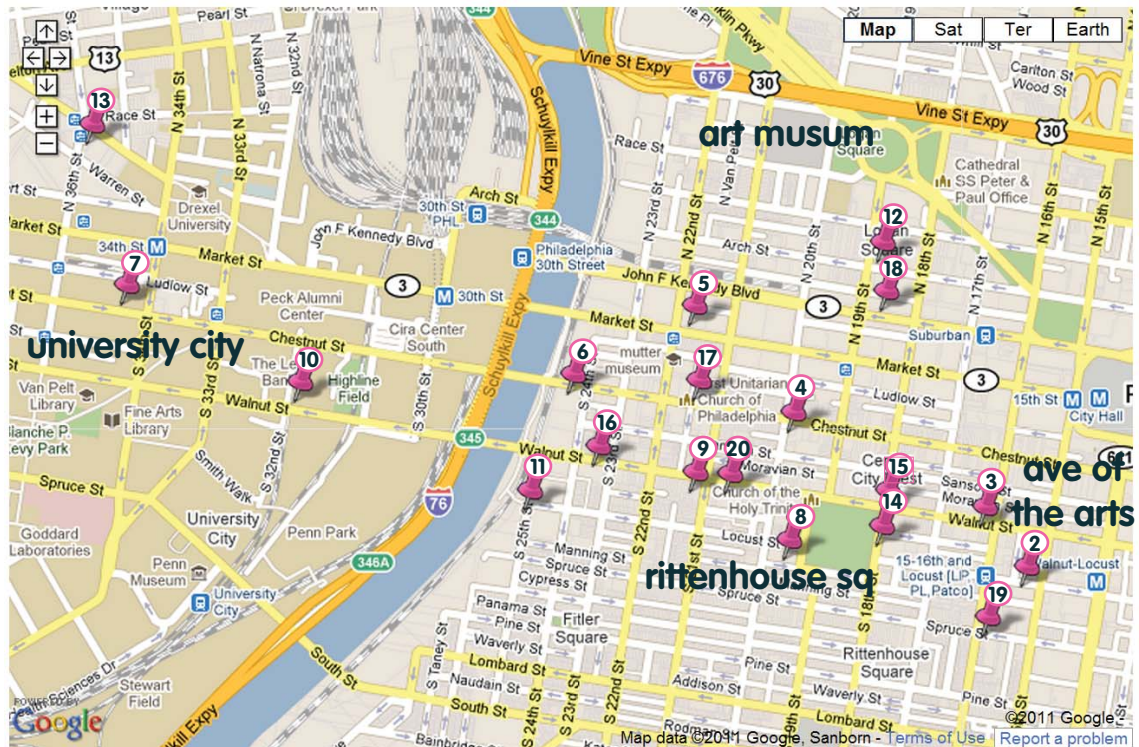
How to read this guide: Chattersource.com is a local review site of housing, restaurants, bars and services in Philadelphia and is exclusively for students. That means that all Chattersource reviews are written for students, by students. The reviews within this guide represent a snapshot of the reviews available on our website and all housing details are based on latest available information. Read more reviews and find more housing options on www.chattersource.com

Did you find a review particularly helpful? Give 'props' to the author by visiting Chattersource and clicking the "Thank Reviewer" button next to the review.



Table of Contents

- pp.
- 2. 1500 Locust
- 3. 1600 Walnut
- 4. 1930 Chestnut
- 5. 2121 Market
- 6. 2400 Chestnut
- 7. The Domus
- 8. Dorchester
- 9. The Embassy
- 10. The Left Bank
- 11. Locust Park
- 12. Lofts at 1835 Arch
- 13. Old Quaker Bldg
- 14. Parc Rittenhouse
- 15. Rittenhouse Claridge
- 16. Riverloft Apts
- 17. Riverwest
- 18. Sterling
- 19. La Touraine
- 20. Wanamaker



Read more about Philadelphia neighborhoods at www.chattersource.com

Pricing Legend				
	\$	\$\$	\$\$\$	\$\$\$\$
Studio	<\$1000	<\$1400	<\$1700	>\$1700
1br	<\$1100	<\$1600	< \$2000	>\$2000
2br	<\$1500	<\$2400	<\$3000	>\$3000
3br	<\$1900	<\$3600	<\$5000	>\$5000
4br	<\$2500	<\$4000	<\$7000	>\$7000

Prices are approximate and based on latest info

1500 Locust



1500 Locust Street
Philadelphia, PA 19102
(888) 216-3051
<http://www.scullycompany.com>

(based on 36 total reviews) -- more on Chattersource.com!

Contact: Leasing Office

Neighborhood: Ave of the Arts/ Convention Ctr/ Chinatown

Bedrooms: Studio, 1br, 2br, 3br

Housing Type: Apartment building

Price: \$\$\$

Unit Information:

Air conditioning

Carpeting

Dishwasher

Laundry in unit

Deck/ Porch/ Balcony

Building Information:

Elevator

Fitness center

24/7 front desk security

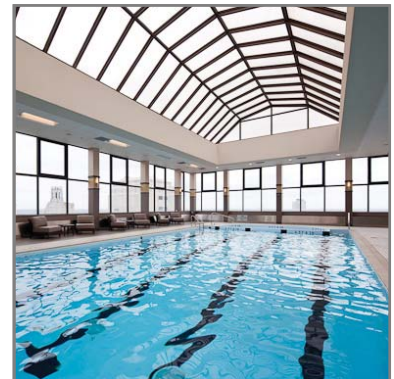
Onsite parking available

Pool

Common room

Public transport nearby

On-premises mgmt and maintenance



♥♥♥♥♥ Nice place - easy option (UPenn Grad)

Pros: Nice building, recently refurbished (pool, swimming pool, double windows, gym...all new and working!). Many grad students are in the building. Doorman 24h. No insects/rats. Adequate air conditioning/central heating. Excellent location for parties and near Rittenhouse neighbourhood. Excellent facilities (gym, swimming pool, rooftop....) Cons: Expensive for 1 person. A little far away from campus. No option to negotiate lease contract. Some apartments have very sad views with little light. Need to pay for insurance. Utilities are high (80\$/month) Hints: Better to close the lease agreement in July, for availability options and also in terms of price. There are some apts that have old kitchen. Those are cheaper and work perfectly.and frequent fire alarms.

♥♥♥♥ Not bad (UPenn Grad)

Renovated lobby and corridors look nice and modern. But definitely not worth the rent price hike. Convenient to have gym and pool in the same building (the renovations still weren't ready when I moved out). Carpeted floors which I hated (and which you need to keep stain-free otherwise they make you pay before you leave). Good maintenance. Awful fire alarm system that goes off randomly and at the worst times of the night. Excellent location, makes up for a lot of the downsides

♥♥♥♥♥ Love this place (UPenn Grad)

Good... Everyone is living in this building. You can share a cab with other Wharton students. You can form a team in electives with other students in 1500 Locust and have meetings within this building. You can walk underground to the nearest station from the entrance by this building, transfer at Cith Hall station to take trolley, and you can go to 37th and Spruce, which is beneficial in the winter. Laundry and dryer in unit are incredibly convenient (e.g. don't have to pull out other guy's clothes etc.). Dishwasher is big. Huge storage. Close to bars like Black Sheep, Fado, and Fox and Hounds, which are used for cohort gatherings. Renovation [were] under way but you will see a completely renewed entrance and gym. Bad... fire alarms.

1600 Walnut



1600 Walnut Street
Philadelphia, PA 19103
(267) 240-8338
<http://www.pmcpropertygroup.com/>

(based on 12 total reviews) -- more on Chattersource.com!

Contact: Sean Ernst
Neighborhood: Rittenhouse
Bedrooms: 1br, 2br
Housing Type: Apartment building
Price: \$\$
Unit Information:
Air conditioning
Carpeting
Dishwasher
Laundry in unit
Building Information:
On-site laundry
Pet friendly (enquire for details)
Elevator
Public transport nearby



★★★★★ Good Place (UPenn Grad)

Good: space for your money, location, appliances, on floor laundry, nice layouts Bad: utilities are pretty expensive and limited HDTV options, bit noisy at 2AM when bars let out I took this place because I didn't feel a doorman added anything besides cost

★★★★★ Great location, convenient (UPenn Grad)

2 blocks away from Rittenhouse square, close to 15th Market Trolley station. Some of my favorite restaurants are nearby: Miga (Korean food, on 15th), a vegetarian Chinese restaurant (on Samson b/w 15th & 16th). The 2 bedrooms in this building has a good layout, with 2 bathrooms on each side of living rooms. Good kitchen ware.

★★★★★ Best Value in CC (UPenn Grad)

One of the best values in Center City. Big apartments in a prime location for a very affordable price. Only pb is that there is no doorman which can be cumbersome when receiving packages that require signature. Also, cable, water, and electric are extra.

★★★★★ Student Comments (UPenn Grad)

From the Wharton Housing Guide 2010. The Good...I looked at 1-bedroom apartments in 12 different buildings and I thought that this was the best value for your money. It has central heat/air, all modern cooking appliances, and there are washers and dryers on each fl oor...Amazing location, It is a 15min bus ride from school and a 5 minute walk from most bars and restaurants...High ceiling, big windows, natural lighting, decent appliances, marble bathroom...Large community of Wharton students.The Not So Good...No Doorman...Sometimes I can hear my neighbor through the walls. I am on a lower fl oor so there is not a ton of natural light...No gym or conference room...A bit further away from school than other buildings...Utilities are slightly annoying--DirecTV only option for cable and very few HD channels.

1930 Chestnut



1930 Chestnut Street
Philadelphia, PA 19103
(215) 778-9439
<http://www.turchiproperties.com>

(based on 6 total reviews) -- more on Chattersource.com!

Contact: Leasing Office

Neighborhood: Rittenhouse

Bedrooms: Studio, 1br, 2br

Housing Type: Apartment building

Price: \$\$

Unit Information:

Air conditioning

Carpeting

Dishwasher

Laundry in unit

Building Information:

Pet friendly (enquire for details)

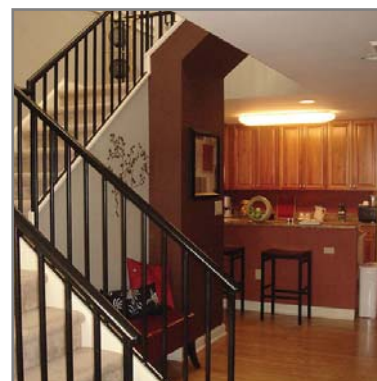
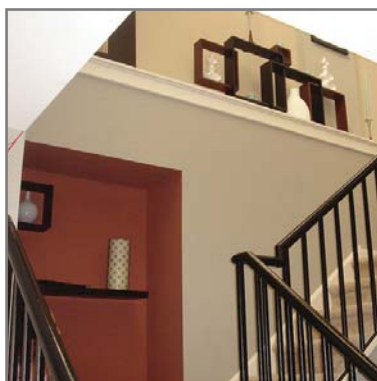
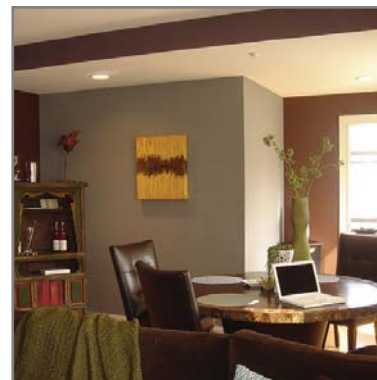
Elevator

24/7 front desk security

Onsite parking available

Public transport nearby

On-premises mgmt and maintenance



★★★★★ Great building (UPenn Grad)

Perfect for a grad student living in center city. A little cheaper than some of the other buildings but small and exactly what was needed. Clean, good service if something is broken, all in all a great experience

★★★★ Think Twice! (UPenn Grad)

The units in the building are decent and location is good but think twice about moving into 1930 Chestnut as the management and the people working the doors are HORRIBLE. The people at Turchi are unprofessional and look to squeeze every penny out of you. Look out for the shared utilities you have to pay - it turns out to be a large part of your electric and water bills.... *(read the full review on chattersource.com)*

★★★★★ I'm happy with 1930 Chestnut (UPenn Grad)

I love my apartment - the location is excellent, it's convenient to both the bus and the trolley, it's across from a deli/convenient store that is open till 3am or later, and its close to both a 24-hr CVS and Trader Joes. The building is clean, the maintenance man is nice and quick to respond and I haven't had any problems with insects, rodents or faulty appliances. The Pros: 1. Great closet space 2. Modern appliances, clean apts. 3. Large bathroom 4. Washer/Dryer in apartment 5. Big windows/ lots of light 6. Nice views 7. Great location 8. Helpful maintenance man 9. Lots of Wharton students The Cons: 1. The doormen are more like security guards (they aren't very helpful) and they do tend to let anyone up without stopping them. I haven't seen anyone "shady" in the building but I have had food delivery people knock on my door without ever getting a phone call from the front desk. 2. The street noise can be heard through the windows on the lower levels. I am pretty high up so this is not a huge problem but depending on the location of your bedroom (Chestnut is louder than 20th street) it could be an issue. 3. Central air and central heating means that it's all or nothing so utilities can be expensive. 4. No gym or central conference room like some of the other luxury buildings Bottom Line: I would choose to live here again if I had to do it all over again.

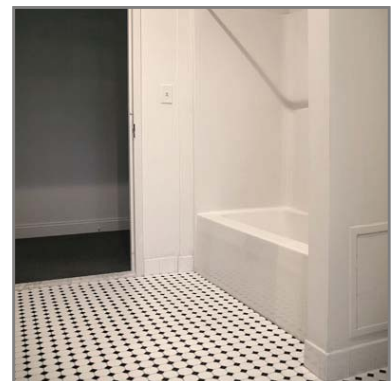
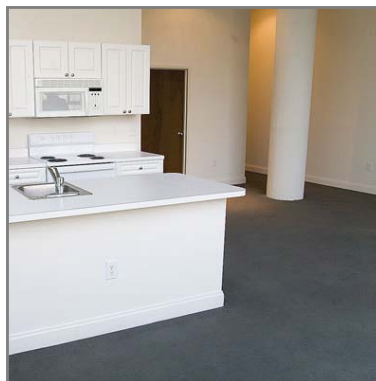
2121 Market



2121 Market Street
Philadelphia, PA 19122
(267) 467-4602
<http://www.pmcpropertygroup.com>

(based on 5 total reviews) -- more on Chattersource.com!

Contact: Lisa Gelb
Neighborhood: Rittenhouse
Bedrooms: 1br, 2br
Housing Type: Apartment building
Price: \$\$
Unit Information:
Air conditioning
Carpeting
Dishwasher
Building Information:
On-site laundry
Pet friendly (inquire for details)
Elevator
Fitness center
Public transport nearby
On-premises mgmt and maintenance



♥♥♥♥♥ Wharton Housing Guide 2011 (UPenn Grad)

Overall, this location is above average in terms of value for your money. The Philadelphia Management Co. is subpar, but manageable. Our (my wife and I) big deciding factors: pet-friendly, no bugs or mice, proximity to everything (good on all these counts). The Good: Great location: only 2 blocks from the Schuylkill Trail ... 3 blocks from 30th St. Station...trolley and bus stop are directly outside the front door... Pet friendly: We have both a cat and dog and have no issues. Good apartment layout... Lots of light...Quiet...Clean and no bugs or varmints (yet) The Not So Good: Maintenance is non-existent... Security: It's not horrible, but security guards are often sleeping in the middle of the night... Adult Shops right outside...Lack of storage space and some inefficiencies: We have a lot of stuff... Kitchen is inefficient... The sink is tiny, the stove burners are crooked, and the cabinets don't take advantage of all the space available... There are no in-unit washer and dryers, and that's ok, but the washer and dryers they have on the floor are often broken... (read the full review on chattersource.com)

♥♥♥♥♥ the best value for money for a Wharton MBA (UPenn Grad)

I rent 1br in the building. I think this is the best value for money for a Wharton MBA student. Pluses: spacious, very high ceiling, trolley is next to the door, relatively close to center city. Minuses: not in the Rittenhouse square.

♥♥♥♥♥ Student Comments (UPenn Grad)

From the Wharton Housing Guide 2009. The Good...Great location--- Between Rittenhouse and school. Close to 30th st station to get the train to New York. Trolley in front of the door. Trader Joe's downstairs. Easy parking... Hallways are clean, safe and bright... Spacious apartment, (lots of space for the price), high ceilings, huge windows, lots of light, nice hardwood floors (not in all apartments), modern kitchen and bathroom. The Not So Good... Philadelphia Management is a horrible landlord. Management removed the daytime doorman (8a-4p, M-F) without warning. There is still a weeknight and weekend day/night doorman... Strangers in our lobby who find shelter from the cold waiting for the bus... Poor insulation... Walls/windows are a bit thin... Adult bookshop/theatre across the street could be intimidating but I never notice it, there's no creeps

2400 Chestnut



2400 Chestnut Street
Philadelphia, PA 19103
(215) 561-2700
<http://www.2400chestnut.com/>

(based on 13 total reviews) -- more on Chattersource.com!

Contact: Leasing Office

Neighborhood: Rittenhouse

Bedrooms: Studio, 1br, 2br

Housing Type: Apartment building

Price: \$\$

Unit Information:

Air conditioning

Carpeting

Dishwasher

Building Information:

On-site laundry

Pet friendly (enquire for details)

Elevator

Fitness Center

24/7 front desk security

Onsite parking available

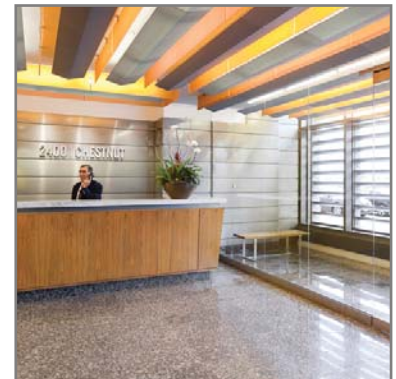
Common room

Public transport nearby

On-premises mgmt and maintenance

Utilities:

T.V. cable / satellite included in rent



Great Price, Location, Management (UPenn Grad)

I have lived at this building for the past 8 months and have had an absolutely excellent experience. The services provided (free laundry, cable, shuttle, etc) for the money is the best value in center city. Moreover, the management does a tremendous job of keeping the tenants happy and is very responsive.

Great Value for money (UPenn Grad)

Great Value for money. Rittenhouse is a 5 min walk. There is a free shuttle that operates from the apt to UPenn every 15 min in the morning hours (up to 10.30 AM). If you have a car, it is ideal - It costs \$120 per month for residents. Apartments facing the Schuylkill river offer a great view from the apartment. Trader Joe's is very close by. The management is very friendly unlike the Left Bank!

Fair value (UPenn Grad)

2400 definitely offers bang for the buck and, if you're looking to save a bit while in school, it makes some good financial sense. 20 minute walk to Huntsman Hall, 10 min by shuttle. I pay a ~\$1350 for a 1br on a high floor. The rub: the shuttle has limited capacity, so waiting 10 min for it + riding 10 min in it is the same as walking. Bldg offers amazing views on the river side, but can get noisy with the interstate so close by. Watch out for the utilities - terrible insulation means high AC costs in summer, high heat costs in winter. Parking for residents is probably the cheapest of any place in center city. Gym reasonable and free. Can be inconvenient for going out in Rittenhouse late-night, as its a bit of a walk. Can be an issue to grab a cab out front. Amazingly convenient to NYC/DC commuters, as its the closest big building to the 30th street train station - you can walk in 7 minutes, so you're saving cab \$ whenever you do the trek.

Would live here again (UPenn Grad)

Very spacious apartments for the price you are paying - doorman/staff is friendly and the building is conveniently located next to 30th st station and a jogging path. 5 blocks to center of nightlife, 10 blocks to campus.

www.chattersource.com

The Domus



3411 Chestnut Street
Philadelphia, PA 19104
(215) 387-4477
<http://www.domuspa.com/>

(based on 7 total reviews) -- more on [Chattersource.com!](http://Chattersource.com/)

Contact: Leasing Office

Neighborhood: University City

Bedrooms: 1br, 2br, 3br

Housing Type: Apartment building

Price: \$\$\$ (starting at \$2,034 per month)

Unit Information:

Air conditioning

Carpeting

Hardwood floors

Dishwasher

Laundry in unit

Deck/ Porch/ Balcony

Building Information:

On-site laundry

Pet friendly (enquire for details)

Elevator

Fitness Center

24/7 Concierge

Onsite parking available

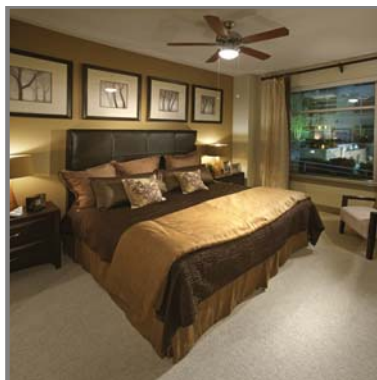
Pool

Common room

Public transport nearby

On-premises mgmt and maintenance

Lease terms: 3 - 24 months



★★★★★ Domus is excellent (UPenn Grad)

We were fortunate enough to get a great deal on a 2-bedroom here. In terms of amenities, both in the unit and in the building, there is not a single apartment building in this price range that compares. Only downside is that it is on campus whereas a majority of MBAs live in Center City, but it's a quick cab ride, walk or trolley/subway trip away.

★★★★★ Excellent on campus location (UPenn Grad)

Excellent on campus location. Great for those who like to go back home during the day between classes. It's also very convenient if you like to do on campus sports. Not a great location for access to supermarkets, although there is a Wawa next door for basic needs.

★★★★★ Best building in Philly (UPenn Grad)

The building is close to campus and roach and rodent free. The one reason that I would not recommend anyone to move here is the very loud, industrial-strength fire alarm system that the building has in every bedroom, aisle etc.. It goes off around 2-3 times a month, often more than that (in the last five days, there were two alarms), usually early mornings (between 4 and 5am). It is unbearably loud if you are awoken by that noise - it is difficult to imagine that there is no regulation that limits the noise level, but there appears to be none. I will not renew my lease due to that issue. No other building in the area has the same mid-night fire alarm issue. They are usually false alarms (once a light bulb exploded, other time the elevator cables burnt up, sprinkler misfunctions, etc etc etc)

★★★★★ Student Comments (UPenn Grad)

From the Wharton Housing Guide 2010. The Good...Movie theater and study rooms...Ease of commute and concierge staff...Perfect for Wharton students, especially during exam periods...Its swanky, nice to have a balcony, big windows. QUIET! close to school and subway...Close to campus. Excellent value for rent. Can negotiate rent and parking depending on market conditions... (read more on Chattersource.com)

The Dorchester



226 West Rittenhouse Square
Philadelphia, PA 19103
(215) 545-1500
<http://www.thedorchester.net/>

(based on 18 total reviews) -- more on Chattersource.com!

Contact: Management

Neighborhood: Rittenhouse

Bedrooms: Studio, 1br, 2br, 3br

Housing Type: Condominiums

Price: \$\$

Unit Information:

Air conditioning

Hardwood floors

Laundry in unit

Deck/ Porch/ Balcony

Building Information:

On-site laundry

Elevator

Fitness Center

24/7 front desk security

Onsite parking available

Pool

Public transport nearby

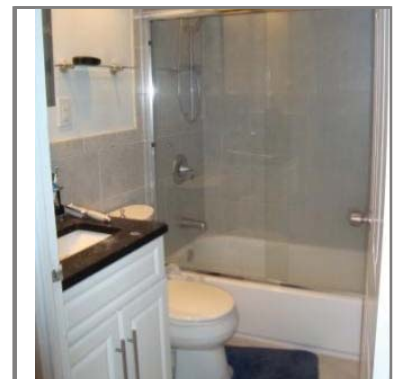
On-premises mgmt and maintenance

Utilities:

Heat included in rent

Electricity included in rent

T.V. cable/ satellite included in rent



♥♥♥♥♥ Very happy w/ Dorchester (UPenn Grad)

LOCATION/BUILDING: The location is awesome. Common areas are newly renovated. **UNITS:** My Jr. 1BR has a good layout and good light. All units are hardwood. **Downsides:** some of the units look a bit aging (flooring/appliances) and most studios get less light as they face the back-wall of a neighboring building. Keep an eye out for these and price accordingly. **AMENITIES:** Basic gym in basement, sufficient for my purposes. Roof-deck pool is a bummer as it requires an expensive (>\$300) membership for weekend use, and guests have to pay, Only open part of the year, have never used it. **MANAGEMENT:** Haven't had issues with management so far. Good security downstairs. **LANDLORD:** Try avoiding Allan Domb units as they are less well kept than some private units. My unit still needed small repairs past the move-in date. **OVERALL:** Great value for the quality of the building/location. Would rent here again

♥♥♥♥♥ Great Value (UPenn Grad)

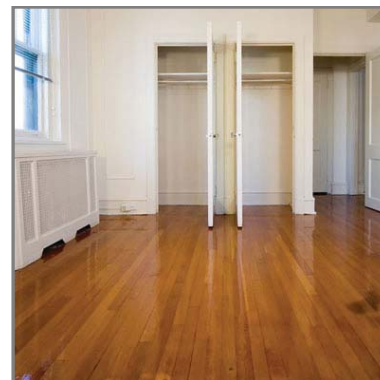
LOCATION : Fantastic. Right on Rittenhouse Square, 2 blocks from the 21 & 42 bus lines, 4 blocks from the trolley. **UNITS :** Good. Everything functions very well. The floors are hardwood. Tons of closet space. The rooms don't have the newest fittings (i.e. there is no air vent above the stoves, there is no overhead lighting), but most things work without problem. **MANAGEMENT :** Great. There is a lot of management, so somebody is always in the lobby. And if something in your apartment breaks, the repairmen are very responsive. **AMENITIES :** Adequate. Gym is okay for a casual user (about 4 treadmills and a handful of weight machines). There is a pool, which is exciting, but it is only open from Memorial to Labor Day.

♥♥♥♥♥ Great building, tolerable management (UPenn Grad)

I currently live in this building and love it. Great location (central to everything, close to the best restaurants and bars, right by the park), gym, laundry room (lots of washer and dryers; laundry cards), rooftop pool, great views of the city (some), balconies (some), doormen. Only negative is the management - they are miserable and incompetent people. Good news is that you barely need to deal with them.

(based on 3 total reviews) -- more on Chattersource.com!

Contact: Lisa Gelb
Neighborhood: Rittenhouse
Bedrooms: Studio, 1br, 2br
Housing Type: Apartment building
Price: \$\$
Unit Information:
 Hardwood floors
 Dishwasher
Building Information:
 On-site laundry
 Pet friendly (enquire for details)
 24/7 front desk security
 Public transport nearby
Utilities:
 Heat included in rent



♥♥♥♥♥ Great price but don't be fooled (UPenn Grad)

While a great price for a great location, don't be fooled by the Embassy. The management is extremely difficult and the maintenance on this building leaves much to be desired.

♥♥♥♥♥ Hardwood Floors and Great Location (UPenn Grad)

I looked at almost a dozen places (mostly brownstones) before choosing this apartment. I wanted light, wood floors, character but not too much character (i.e. falling apart). My junior one bedroom is just under 500 square feet with the bedroom separated by an alcove.

What I like:

- Wood floor (I'm not a fan of carpeting)
- TONS of storage space.
- Location to campus is great, I walk almost every day
- Management Company is located in building so any issues can be dealt with right away.

What I don't like:

- Can be noisy on Walnut Street side
- The lobby/ hallways are a bit shabby
- The kitchen is small

♥♥♥♥♥ Student Comments (UPenn Grad)

From the Wharton Housing Guide 2009. The Good... Great location... It's old-fashioned (awesome if you like that type of residence). Great details... Rooms are huge. Hardwood floors. Good closet/storage space... Good value... The Not So Good... Old...Can't adjust the heat and it gets warm in the winter. But I don't pay for it, so that mitigates some of the annoyance... Very small or non-existent kitchen (varies by unit)... Useless doorman... Management can take 2-3 days to address non-emergency fixes.

The Left Bank



3131 Walnut Street
Philadelphia, PA 19104
(215) 222-5400
<http://www.leftbankapts.com/>

(based on 7 total reviews) -- more on Chattersource.com!

Contact: Leasing Agent

Neighborhood: University City

Bedrooms: Studio, 1br, 2br, 3br

Housing Type: Apartment building

Price: \$\$\$

Unit Information:

Air conditioning

Carpeting

Dishwasher

Laundry in unit

Deck/ porch/ balcony

Building Information:

On-site laundry

Pet friendly (enquire for details)

Elevator

Fitness Center

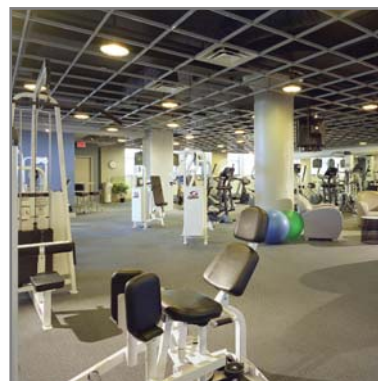
24/7 front desk security

Onsite parking available

Common room

Public transport nearby

On-premises mgmt and maintenance



Great Place to Live (UPenn Grad)

The Left Bank is a great place to live. I definitely plan to stay here for my second year and would highly recommend it to anyone looking for a nice, clean, quiet place that is extremely close to both school and Center City. I've heard some complaints about maintenance and can honestly say that the two times I've had minor issues that needed addressed, they have been extremely responsive. Negotiating can be tough, but I've found that to be the case with most large management companies. Gated parking right outside your door (and at competitive rates) is also a huge plus if you have a car.

Living at the Left Bank (UPenn Grad)

Really hard to justify the high price. Management is not the friendliest in the neighborhood. I lived here the first year and moved to 2400 Chestnut- What a difference. Proximity to school was definitely an advantage but feels so far away from Center city. False fire alarms go off very often and you'll have to vacate in the middle of the night during winter - very annoying when you have exams and assignments due next day.

Student Comments (UPenn Grad)

From the Wharton Housing Guide 2010 . The Good...10 minutes walk to campus, 10 minute walk to center city. Penn's Children Center is located in the same building - very good if you have kids...Great gym, close to school but still easy to get into CC, newer building, large apartments, washer/dryer in apartment, reasonable utilities, good Indian and sushi places nearby that deliver...Great doormen, clean and generally well maintained... high ceilings, very roomy, easy access parking lot.The Not So Good...Management not very responsive. Conference rooms are always booked during exam times (make reservations ahead of time). Not the excitement of living in Center City (bars/restaurants/shops)... Far from social spots, far from groceries, very inconvenient if you don't have a car...The roof leaks on some of the top floor apartments. Light sleepers might be bothered by the sound of the trains going by although it's not much of a problem at night...No internet in the conference room

Locust on the Park



201 S 25th Street
Philadelphia, PA 19103
(215) 735-1810
<http://www.locustonthepark.com/>

(based on 7 total reviews) -- more on Chattersource.com!

Contact: Leasing Office

Neighborhood: Rittenhouse

Bedrooms: Studio, 1br, 2br

Housing Type: Apartment building

Price: \$\$\$

Unit Information:

Air conditioning

Carpeting

Dishwasher

Laundry in unit

Available furnished

Building Information:

Pet friendly (enquire for details)

Elevator

Fitness center

24/7 front desk security

Onsite parking available

Common room

Public transport nearby

On-premises mgmt and maintenance

Utilities:

Heat included in rent

T.V. cable/ satellite included in rent



♥♥♥♥♥ Location, Location, Location (UPenn Grad)

One of the best situated buildings for Penn. Really nice to be on top of the running/bike path along the river, and next to the bridge to walk to school. Depending on which side you're on, trains can be loud if you leave windows open, but it's brief. Nice to have parking on site, too. The amenities are excellent, and the building is really nicely maintained. Definately look around and make sure to compare features--I don't think other buildings have the whole package like here. Wish I had lived here both years.

♥♥♥♥♥ Pricey (UPenn Grad)

i used to live at 2121 market. building is essentially the same, but 60-70% of the price. if you are indifferent to the price, LOTP is worth it. there is on-site parking, a nicer gym, a study lounge. a fulltime doorman. closer to school (though NOT as close as you think as you have to loop around to bike or drive there). there are also small things like a cart for moving in. mgmt is a bit anal - way to serious about noise complains, etc. they fix things quickly.

♥♥♥♥♥ Great Place (UPenn Grad)

The Good... It has a great location between center city and the campus. Easy walk to campus and easy to join center city activities. Next to the river, great for jogging. Apartments are full of light and spacious. the best jogging path in Philly... In unit washer/dryers, which were brand new in my case. There is a fitness center and parking place if you need one. **The Not So Good...** More expensive compared to other places but difference is much smaller because of the economy. So value for money is high

Lofts at 1835 Arch



1835 Arch Street
Philadelphia, PA 19103
(215) 568-1835
<http://www.1835arch.com>

(based on 12 total reviews) -- more on Chattersource.com!

Contact: Leasing Office
Neighborhood: Rittenhouse
Bedrooms: 1br, 2br
Housing Type: Apartment building
Price: \$\$\$
Unit Information:
Air conditioning
Carpeting
Dishwasher
Laundry in unit
Building Information:
Pet friendly (enquire for details)
Elevator
Fitness Center
24/7 front desk security
Onsite parking available
Common room
Public transport nearby
On-premises mgmt and maintenance



Great Space/ Great Value (UPenn Grad)

I am very happy with my decision to rent in this building. The units are spacious, sunny, and have great amenities such as dishwasher, washer/dryer, microwave, and central air/heat. The building is well managed with a nice staff onsite to answer your questions and fix problems immediately. They are also very responsive to email. You can also pay rent and request repairs online which is very convenient especially when you are away. It is located just 2 short blocks from the trolley and 4 blocks from Rittenhouse. It's also within a short walking distance to Whole Foods (20th and Callowhill). Pros: Location, staff, management, price, low utility bills, amenities. Cons: The noise from the Mission Grill can be heard in the lobby on Friday and Saturday Nights. If your bedroom is on the Eastside of the building and you leave your window open, you will hear the sound of the garbage truck early in the morning and the warning alarm for cars exiting the adjacent parking garage.

Great place to live (UPenn Grad)

The Lofts is a perfectly-maintained apartment complex with very reasonable and responsive management, modern facilities, gym, storage and parking. Materials used throughout the building are of high quality (best carpeting I have seen), ceilings are very high, and the apartments are nearly sound-proof. The location may not be ideal for everyone (5-minutes walk from the Rittenhouse Square), but it's only two blocks from a trolley stop, which means that it takes me less than 20 minutes to get to Wharton. Convenience store in the building is terrible, so you may wish to shop at Trader Joe's on Market St. or Di Bruno's on Chestnut (pricey, but oh so worth it).

Mixed reviews (UPenn Grad)

I lived there my first year. Pros- Spacious apts- If you like type of lofts apts, this has some cool apts- Good maintenance- Modern kitchen/bathroom- Gym is ok- Friendly doormans Cons- Electricity/water bills not included in rent - can be pretty expensive- Location, in my opinion, is very bad. You recognized that in winter.- Expensive if you consider rent + utilities + water + comcast- Not very near good restaurants, or coffee shops.

Old Quaker Building



3514 Lancaster Avenue
Philadelphia, PA 19104
(215) 222-2233
<http://www.reinholdresidential.com/>

(based on 3 total reviews) -- more on Chattersource.com!

Contact: Leasing Office
Neighborhood: University City
Bedrooms: Studio, 1br
Housing Type: Apartment building
Price: \$\$ (starting at \$1295)
Unit Information:

Air conditioning
Carpeting
Hardwood floors
Laundry in unit
Deck/ porch/ balcony

Building Information:

On-site laundry
Pet friendly (enquire for details)
Elevator
Fitness center
Onsite parking available
Public transport nearby
On-premises mgmt and maintenance



Message from Leasing Agent:

Welcome Wharton Students!
Reserve your apartment today for the
Fall!!
Application fee waived for any new
lease signed on or before May 1, 2011.
Please present this coupon to leasing
agent.



♥♥♥♥♥ Nice apt., safe & secure (UPenn Grad)

I moved into Old Quaker when I first came to the city and my wife and I have been very pleased. The apartment is spacious, with modern everything but the feel of a charming old place. The staff is friendly and genuinely helpful; they actually want to make tenant's lives easier. Penn is only a few minutes walk, the trolley stops right at the corner, there is food across the street and the grocery within walking distance. Old Quaker is a fine place to live for any grad student or professional; no wild party noises here! Plus, it has a real parking lot and basement storage. I've been to other buildings, and not been tempted to move; all my friends who live in other buildings become jealous when they visit. This is a genuinely nice place to live.

♥♥♥♥♥ Great place for Wharton or UPenn Law (UPenn Grad)

I've lived at the Old Quaker for the past two years and have really enjoyed it. It's about a 12 minute walk to Wharton, a 8 minute walk to Penn Law, and a couple minutes away from the subway. The whole place was recently renovated, so every apartment has brand new stainless steel fixtures, granite countertops, etc. This place is worth a look for any Penn grad students because the apartments are much nicer than 2400 and Left Bank and a couple hundred dollars cheaper and closer to school. I like having the ability to walk to school, plus the subway makes it really easy to get to Center City

Parc Rittenhouse



225 S. 18th Street
Philadelphia, PA 19103
(215) 545-7272
<http://www.parcrittenhouse.com/>

(based on 9 total reviews) -- more on Chattersource.com!

Contact: Management Office
Neighborhood: Rittenhouse
Bedrooms: Studio, 1br, 2br, 3br
Housing Type: Condominium
Price: \$\$\$
Unit Information:
Air conditioning
Hardwood floors
Dishwasher
Laundry in unit
Building Information:
Pet-friendly
Elevator
Fitness Center
24/7 front desk security
Onsite parking available
Deck/ porch / balcony
Onsite laundry
Pool
Common room
Public transport nearby
Utilities:
No utilities included in rent



★★★★★ Great amenities and doormen in an ideal location (UPenn Grad)

Great amenities and doormen in an ideal location. Apartments are well finished, though the in-unit all-in-one clothes washer/dryer doesn't work very well (instead, use the shared laundry room, where they have larger machines). The gym is large and has a lot of equipment. The pool deck is also a big plus. Overall, I think it's generally well-worth the premium to what you might pay at other Rittenhouse Square buildings.

★★★★☆ mostly good (UPenn Grad)

pros: great location right on the park, new lux building, beautiful apartments, nice gym and sundeck, dog friendly, attentive staffcons: units can get hot in the winter when the AC is turned off, some units have odd layouts, it's a condo building so your experience will vary depending on your landlord, there was a mouse issue early on but it was resolved pretty quickly and they never came back

★★★★☆ Pros and Cons (UPenn Grad)

Pros: - Great location - New brand building - Good gym - Swimming pool - Very modern kitchen/bathrooms - Wood floors
Cons: - Apts are small with small windows, not much light - Expensive, you pay location and brand, but small units. - It can be noisy, you can hear the neighbour if he is partying

Rittenhouse Claridge



201 S. 18th Street
Philadelphia, PA 19103
(215) 546-2525
<http://www.rittenhouseclaridge.com/>

(based on 11 total reviews) -- more on Chattersource.com!

Contact: Leasing Office
Neighborhood: Rittenhouse
Bedrooms: Studio, 1br, 2br
Housing Type: Apartment building
Price: \$\$
Unit Information:
Air conditioning
Deck/ porch/ balcony
Building Information:
On-site laundry
Elevator
Fitness Center
24/7 front desk security
Onsite parking available
Public transport nearby
On-premises mgmt and maintenance
Utilities:
Heat included in rent
Electricity included in rent

★★★★★ Best location (UPenn Grad)

Location is the key reason to live here. Next to walnut st shops, Barnes & Nobles and right in front of the square which has a farmer's market on tuesdays and saturdays and a great place to hang out when the weather's nice outside. Maintenance people are also great and you can call them to fix anything in your apartment at any time of day.

★★★★★ Good value, Great location (UPenn Grad)

Can't beat the location and the renovations have made the apartments really nice. Suggest getting an apartment above the 18th floor, since they give you control of your own AC/Heating and it cuts down on the noise from the street. Rental office is slow and difficult, but maintenance staff and doormen are great. There aren't a ton of modern amenities, but as long as you're willing to go elsewhere for a full gym there's everything you need. Occupants seem to be a mix of students and octogenarians--definitely not a loud building. Incredibly neighborhood and very convenient to buses that run to University City. Would definitely recommend.

★★★★★ Great value in Rittenhouse (UPenn Grad)

Positives: Great location in Rittenhouse... Currently renovating the building so it looks much nicer now... All utilities (excl cable & internet) are included in the rent, which is very convenient when subletting over the summer **Negative:** Management company is not very nice and they are not very responsive when I initially tried to get an apt here... Found mice in the apt, but was able to locate the hole that they were coming in and taped it up...no more mice... Facing Walnut St - I'm on the 24th floor and it's still pretty loud

★★★★★ Claridge is Great (UPenn Grad)

Really great pricing for the location right on-park. All utilities except for cable included. Doorman, free fitness center, 24-hr maintenance. I'm on the 26th floor so I get great light and no street noise.

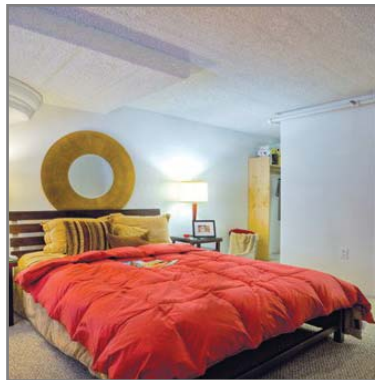
Riverloft Apartments



2300 Walnut Street
Philadelphia, PA 19103
(215) 568-1002
<http://www.riverloftapartments.com>

(based on 13 total reviews) -- more on Chattersource.com!

Contact: Leasing Office
Neighborhood: Rittenhouse
Bedrooms: Studio, 1br, 3br
Housing Type: Apartment building
Price: \$\$\$
Unit Information:
Air conditioning
Hardwood floors
Dishwasher
Laundry in unit
Building Information:
Pet friendly (enquire for details)
Elevator
Fitness Center
24/7 front desk security
Onsite parking available
Common room
Public transport nearby
Utilities:
No utilities included in rent



♥♥♥♥♥ Safe and easy (UPenn Grad)

Living at the Riverloft is simple, easy and enjoyable. The building is located at 23rd and Walnut which is close to campus and close to the social life of Center City. The apartments are well laid out and pretty big. I have a studio which has a nook near the front door that will fit a queen sized mattress. The main living area is big and the ceiling is really high which makes it feel even bigger. The walls are a bit thin so you can hear if your neighbors have parties. Don't expect to have a lot of parties if you live here because security will shut you down pretty quickly. Overall, the management is responsive and friendly. I had a few problems when I moved in. One issue took a bit too long to resolve (the blinds didn't work properly) but my other complaints were addressed right away. Maria, the building manager is really nice and has one of the hardest jobs which she does really well. I really love living here and would highly recommend it.

♥♥♥♥♥ Riverloft (UPenn Grad)

cons: expensive, cannot negotiate rents because units are in high demand, guest parking is often reserved far in advance, so don't be fooled that it is constantly available. pros: close to school, large and well-maintained. the fitter 1-br floor plan units are a relatively good value, if you can get one (there are only 6, I believe). washer/dryer in unit is a big plus, and there is ample closet space. also, most of the units have large, built-in desks which saves on furniture costs.

♥♥♥♥♥ Best building in Philly (UPenn Grad)

The lofts are awesome. Massive ceilings, hardwood floors, spacious, etc. I felt sorta bad moving in here, because it seems like a place you shouldn't be able to live in as a student. The service is excellent as well. Any repair requests are usually fixed same-day or at most the following day. The location is also perfect in my opinion: 4 blocks from Rittenhouse, 10 minute walk to campus. The only downside is the cost, but given that Wharton cost me about \$250k in total, the increase in cost was pretty nominal.



2101 Chestnut Street
Philadelphia, PA 19103
(215) 563-0995
<http://www.riverwest-condos.com/>

(based on 11 total reviews) -- more on Chattersource.com!

Contact: Leasing Office or Individual owners

Neighborhood: Rittenhouse

Bedrooms: Studio, 1br, 2br

Housing Type: Condominium

Price: \$\$

Unit Information:

Air conditioning

Building Information:

Pet-friendly

On-site Laundry

Fitness Center

24/7 front desk security

Common room

Public transport nearby

♥♥♥♥♥ Cheap (UPenn Grad)

The price and location are great, particularly because the building has a gym. That being said, the building is a bit of a hot mess. About once a month something will happen (hot water out, electricity out, half of the elevators are out) that will significantly impact your living experience. The building also has a very inefficient bureaucracy. Just moving in is requires much more documentation and steps than other buildings for no logical reason. That being said, I pay much less rent for a similar size to most of my friends.

♥♥♥♥♥ Avoid if possible (UPenn Grad)

Positives: Friendly front desk staff... Convenient location, one block from trolley, bus stop to Wharton, and walking distance to 30th St. station... Basic gym. **Negatives:** At least one (sometimes two) of the total four elevators are out of order at any given time... The washers and dryers are also often out of order... Overall building is in a pretty run-down condition... The water system broke down once for the whole morning. Sometimes there is no front desk staff (that also acts as "24 hour security") at the front desk is sometimes not there - people can freely get in and out of the building simply by following residents with the key card in... Front desk does not keep the return packages waiting for pickup by UPS for you during the holiday season... **Conclusion:** Not recommended. This building used to be cheaper. It is no longer the case. You can find way better buildings at similar price range. For me, the negatives outweigh the positives.

♥♥♥♥♥ Student Comments (UPenn Grad)

From the Wharton Housing Guide 2010. The Good...Cheap for a doorman building with a gym. Great location, it's in between the Trolley and Bus option. It's also very near the UPenn bus drop-off point that you can take at night, and close to Trader Joe's...Largest space for the money once you factor in the included utilities and cable...Friendly Management. Mix downstairs is open late and has good Pizzas.The Not So Good... Some condo association rules do not make sense and are punitive, like the \$100 fee to open your door if you accidentally lock yourself out of your apartment...No central air conditioning, pipes bang in winter, older building...Studio apartments are very small. Not as large of a Wharton community as I thought...It is incredibly hot all year – heat is not controllable



1815 John F Kennedy Blvd
Philadelphia, PA 19103
(215) 563-3401
<http://www.sterlingapthomes.com/>

(based on 9 total reviews) -- more on Chattersource.com!

Contact: Leasing Office
Neighborhood: Rittenhouse
Bedrooms: Studio, 1br, 2br
Housing Type: Apartment building
Price: \$\$
Unit Information:
Air conditioning
Hardwood floors
Dishwasher
Laundry in unit
Deck/ porch/ balcony
Building Information:
Pet friendly (enquire for details)
Elevator
Fitness center
24/7 front desk security
Onsite parking available
Pool
Common room
Public transport nearby
On-premises mgmt and maintenance



♥♥♥♥♡ The good- The bad- (UPenn Grad)

The good-

- Value for money. but watch out their utility bills. I got a studio but every month utility adds another \$50-100 to my bill
- Spacious. On average Sterling has some largest studio, 1 BR, 2BR than most apt buildings can offer in the center city
- Very close to the 19th Market trolley station. In general, it's faster to take the trolley in the morning to school than wait for the bus. Even more so in bad weather.

The bad-

- Most people actually live around Rittenhouse Square or south to Rittenhouse. So after parties, it's possible that you'll walk by yourself back home...
- A bit out there and further away from most restaurants in the Rittenhouse Square area

♥♥♥♡♡ The Sterling (UPenn Grad)

Good thing about this building is the low rent and amenities such as 24 hrs gym. Also, a convenient 7/11 is located downstairs and is opened 24 hours. I have friends in the building but I don't love the location. Personally I find the area north of Chestnut to be less safe at night. During the day it's very crowded but at night because it's more of a business area than a residential one, it feels more dangerous to walk around.

♥♥♥♡♡ Sterling (UPenn Grad)

Far. You get a lot of space for your money, and the condition of the apt is good, but def a little more out of the way. Would recommend more for families, etc.



(based on 1 total reviews)

1520 Spruce Street
Philadelphia, PA 19102
(215) 735-8618
<http://www.reinholdresidential.com/>

Contact: Leasing Office
Neighborhood: Avenue of the Arts
Bedrooms: Studio, 1br, 2br, 3br, 4br+
Housing Type: Apartment building
Price: \$\$ (starting at \$1395)

Unit Information:

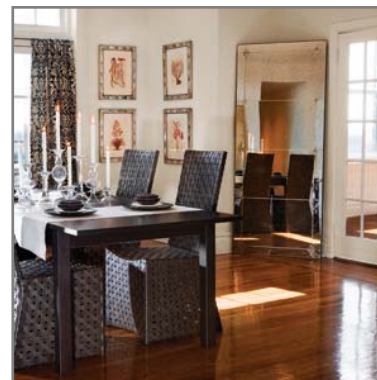
Air conditioning
Carpeting
Hardwood floors
Dishwasher
Laundry in unit

Building Information:

On-site laundry
Pet friendly (enquire for details)
Elevator
24/7 front desk security
Public transport nearby
On-premises mgmt and maintenance

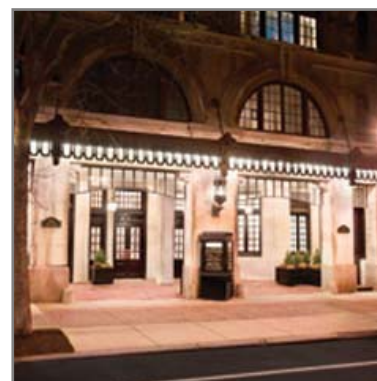
Utilities:

Heat included in rent



Message from Leasing Agent:

Welcome Wharton Students!
Reserve your apartment today for the
Fall!!
Application fee waived for any new
lease signed on or before May 1, 2011.
Please present this coupon to leasing
agent.



♥♥♥♥♥ Lovely Former Hotel on Cute & Quiet Street (UPenn Grad)

I have lived at the Touraine for my 2 years at Wharton and very much enjoyed it. The door staff and crew are extremely friendly. An attendant is on duty 24/7 The building itself is a former hotel. It has really wide hallways which are nice. Also, many units have washer dryers in the apartments and every floor has one washer dryer per floor. There are also larger ones in the basement. Best of all, it's free! The residents of the building are generally older, and not that many Wharton or undergrad students live here which you may or may not like. Loud parties and excessive noise are not tolerated well. So if you plan to throw lots of parties, this is probably not the building for you. Each December, the building throws a catered party for residents which is always really nice and an opportunity to meet your neighbors, some of whom have lived in the building for 20 years. Cons of the building are that you may pay a little more than some other apartments and there is currently no gym in the building. That is really the only thing I would have liked changed. Overall, I very much enjoyed living at the Touraine for the last two years and will miss it.

The Wanamaker



2020 Walnut Street
Philadelphia, PA 19103
(215) 568-4410
<http://www.wanamakerhouse.com/>

(based on 17 total reviews) -- more on Chattersource.com!

Contact: Individual Owners

Neighborhood: Rittenhouse

Bedrooms: Studio, 1br, 2br

Housing Type: Apartment building

Price: \$\$

Unit Information:

Air conditioning

Carpeting

Hardwood floors

Dishwasher

Deck/ Porch/ Balcony

Building Information:

On-site laundry

Pet friendly (enquire for details)

Elevator

Fitness Center

24/7 front desk security

Onsite parking available

Pool

Common room

Public transport nearby

On-premises mgmt and maintenance

Utilities:

T.V. cable/ satellite included in rent

 **Stayed for 2 yrs - highly recommended** (UPenn Grad)

I got an apartment at the Wanamaker House as it was highly recommended by an alum. I lucked out as an apartment freed up just as I wanted to move in. Having stayed in this building and seen many others, I cannot endorse this building highly enough. The doormen are awesome, I always felt so safe, the location could not have been more convenient, the building is very well maintained and the admin staff really goes above and beyond to ensure this is one of the best properties in Philadelphia. Highly recommended.

 **Studio** (UPenn Grad)

I've lived in a studio for the last two years and it's been a great deal, especially because I was in NYC before school. The only issue I have had is with Allan Domb the management firm that I used to get the apartment. Initially, they said I could sublease my apartment before I signed the lease but later I found out that I'm not able to even if it's a friend staying at my apartment. My kitchen is a little dated, but the view from the 27th floor facing north is awesome. Overall, it's a spacious studio compared most other apartments and for \$1375 a month it's a good deal. The doorman are great and the gym is adequate unless you really like to use free weights

 **Great location...** (UPenn Grad)

Above all the Wanamaker has one of the best locations in town! The quality of the condos varies greatly in terms of overall condition so watch out what place you are getting. The higher the floor, the better the view: on 4th floor there are some condos with a terrace. Many bars and restaurants are very close by, that's convenient. The bus #21 leaves right in front of the building and gets you directly to UPenn. hanging around.

 **Great views** (UPenn Grad)

Our pad is on the 27th floor which gives us one of the best views in Philly. Building is great. Downsides are the kitchen is from the 1970s (literally) and the management company is difficult. Location is second to none. Door staff is top notch and friendly