



## Apartment One-bedroom (2+kk)

Sold

69.5 m², Prague 2, Vinohrady, Londýnská





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Total area	70 m²
Parking	-
Cellar	Yes
PENB	C
Reference number	100357

This newly reconstructed, premium one-bedroom apartment is part of a recently completed residence created through the reconstruction of a Functionalist building in an attractive location on the border of New Town and Vinohrady, within easy reach of a full range of services and carefully maintained parks.

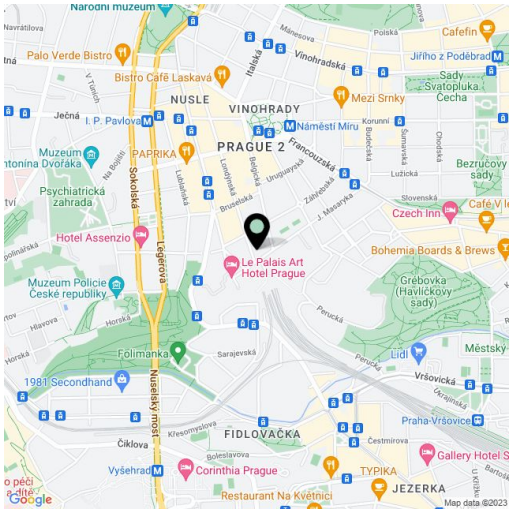
The layout of this 1st floor apartment offers a living room connected to a kitchen and dining room, bedroom, bathroom, and entrance hall.

High-standard facilities include lacquered double-layer hardwood floors in a herringbone pattern with a white skirting board, large-format tiles, and Graniti Fiandre tiles in a natural stone decor, Hansgrohe sanitary ware, Vitra bathroom fittings, security entrance doors, interior doors with concealed hinges, plastic or wooden thermal insulated Euro-windows with double-glazed panes, and a videophone. Heating and hot water are provided by a central boiler. The building has tasteful common areas with original steel windows and a glass elevator. It is possible to purchase a cellar storage unit.

The area boasts a large number of quality restaurants, cafes, and rich cultural activities. Several schools, including a Lauder kindergarten, elementary school, and prestigious high school, are within easy reach. You can comfortably walk to Náměstí Míru Square with the Church of St. Ludmila and the Grébovka, Riegrovy, or Čelakovského Sady parks. The I.P. Pavlova metro and tram station is practically right by the building.

Floor area 69.5 m².

The photos shown were taken in a showflat.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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2+kk  
DISPOZICE / DISPOSITION2. NP  
PODLAŽÍ / FLOOR69,5 m<sup>2</sup>  
VÝMĚRA BYTU / FLAT AREA

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## Byt č. 2578/402

2.1	chodba	9,70 m <sup>2</sup>
2.2	obývací pokoj	33,00 m <sup>2</sup>
2.3	ložnice	18,70 m <sup>2</sup>
2.4	kúpeľňa	4,40 m <sup>2</sup>
Plocha bytu		69,5 m <sup>2</sup>



VÝMĚRA BYTU / FLAT AREA

PODLAŽÍ / FLOOR

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