

## **Apartment One-bedroom (2+kk)**

70 m², Prague 7, Bubeneč, Ovenecká













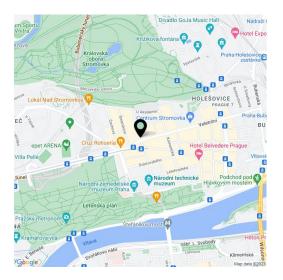


## **Apartment One-bedroom (2+kk)**

Sold

70 m², Prague 7, Bubeneč, Ovenecká

Total area	73 m²
Floor area*	70 m²
Balcony	4 m²
Parking	-
Cellar	1 m²
PENB	G
Reference number	102971



\* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

This apartment with a practical layout and a west-facing balcony is located on the 4th floor of an elegant Art Nouveau apartment building with a richly decorated facade. Excellently located on one of the nicest streets in Letná, just a few steps from Stromovka Park, cafes, shops, and a tram stop.

The layout consists of a living room, a kitchen, 1 bedroom, a bathroom (with a shower and toilet), a separate toilet, and a hall. The living room with a kitchen boasts east-facing **French windows** towards the **courtyard**. The **west-facing balcony** accessible from the bedroom provides **nice views of the trees** lining Ovenecká Street, Stromovka, and the wooded slopes above the opposite bank of the Vltava River.

The apartment was renovated in 2004. Floors and windows are **wooden**, the stainless steel kitchen is fully equipped with built-in appliances, and heating is provided by a gas boiler. **The Art Nouveau building** is **renovated** and has elegant common areas and an **elevator**. The apartment comes with a **cellar storage unit**.

The Letná area is a very popular place to live, especially for its high-quality food scene, rich cultural and sports activities, the proximity of Stromovka and Letenské Sady parks, as well as excellent connections to the city center. There are several cafes in the immediate vicinity. Restaurants and bistros, a supermarket, a shopping center, and small shops are all nearby. The ride to the city center takes less than 10 minutes by tram, and the Hradčanská and Vltavská metro stations are close-by.

Floor area 69.7 m<sup>2</sup>, balcony 3.5 m<sup>2</sup>, cellar 0.7 m<sup>2</sup>.