



## Apartment One-bedroom (2+kk)

Sold

70 m<sup>2</sup>, Prague 7, Bubeneč, Ovenceká





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|                  |                   |
|------------------|-------------------|
| Total area       | 73 m <sup>2</sup> |
| Floor area*      | 70 m <sup>2</sup> |
| Balcony          | 4 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | 1 m <sup>2</sup>  |
| PENB             | G                 |
| Reference number | 102971            |

**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 Ovenceká 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>.

\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

