



Apartment Two-bedroom (3+1)

Rented

103 m², Praha 2, Vinohrady, Anny Letenské





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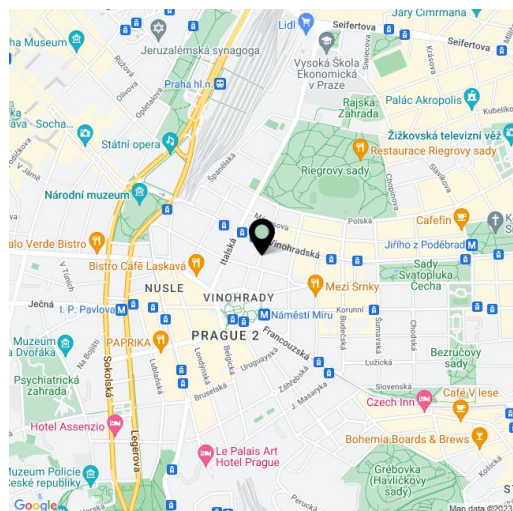
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Total area	103 m ²
Garden	22 m ²
Parking	Garage parking can be arranged 500 m from the building.
Garage	Yes
Cellar	-
Service price	Services and water CZK 3,000/month. Gas and electricity - transferred to the tenant.
PENB	G
Reference number	12613
Available from	Immediately

Fully furnished 2-bathroom unit with a 21 m² private garden, on the upper ground floor of a completely restored Art Nouveau building. Situated in an attractive area of the popular Vinohrady residential neighborhood, just steps from the Vinohradské divadlo Theater. Located about 3 minutes from lovely Riegrovy Sady Park and the Náměstí Míru metro station and tram stop, with full amenities within easy reach and within walking distance of Wenceslas Square.

The interior features a fully fitted kitchen, a living room with a dining area and access to the balcony with stairs leading to the garden, two bedrooms, two bathrooms (bathtub/walk-in shower, sink, bidet, toilet), a utility room, and an entrance hall with built-in wardrobes.

Preserved original details, large windows, **hardwood parquet floors**, Italian tile floors, large built-in wardrobes in the bedrooms, washer, dryer, dishwasher, combination oven, gas heating, alarm, satellite connection, garden furniture. Garage **parking** can be arranged 500 m from the building.



* 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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