



## Apartment Three-bedroom (4+kk)

Rented

120 m<sup>2</sup>, Praha 6, Břevnov, U Ladronky





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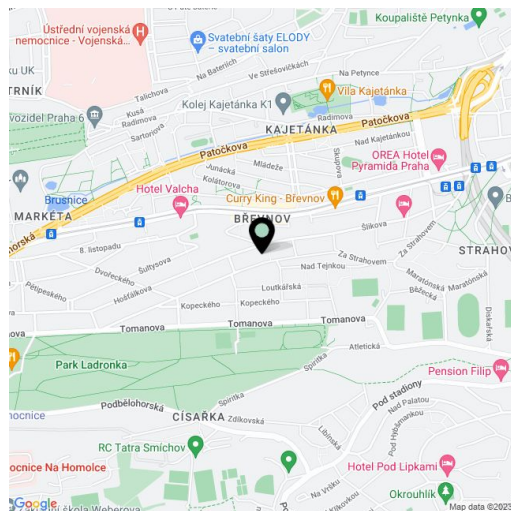
**Rented**120 m<sup>2</sup>, Praha 6, Břevnov, U Ladronky

|                  |                      |
|------------------|----------------------|
| Total area       | 134 m <sup>2</sup>   |
| Floor area*      | 120 m <sup>2</sup>   |
| Terrace          | 14 m <sup>2</sup>    |
| Parking          | Parking on the plot. |
| Cellar           | -                    |
| PENB             | G                    |
| Reference number | 20580                |
| Available from   | Immediately          |

Three-bedroom split-level flat with a 14 m<sup>2</sup> terrace and two balconies on the third floor of a free standing house with no lift situated in a prestigious residential area in Prague 6. Quiet location in close vicinity of the Prague Castle and the popular Ladronka Park, with quick connections to the city center (tram, bus - about ten min. to Hradčanská metro).

The lower level features living room with a covered balcony and a fully fitted open kitchen, toilet, and an open entry hall with built-in wardrobes. The upper level includes a partially covered terrace with views of the city, three bedrooms - two of them share a balcony, and a bathroom with tub, walk-in shower, sink and toilet.

Parquet floors, security entry door, built-in storage, French windows, roller blinds, dishwasher, audio entry phone. Shared garden. One parking space on the plot included. Common building charges plus water CZK 4000 per month. Gas and electricity will be transferred to the tenant. Available from February 2017.



\* 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.