



## Apartment One-bedroom (2+kk)

Rented

70 m<sup>2</sup>, Praha 7, Bubeneč, Nad Královskou oborou





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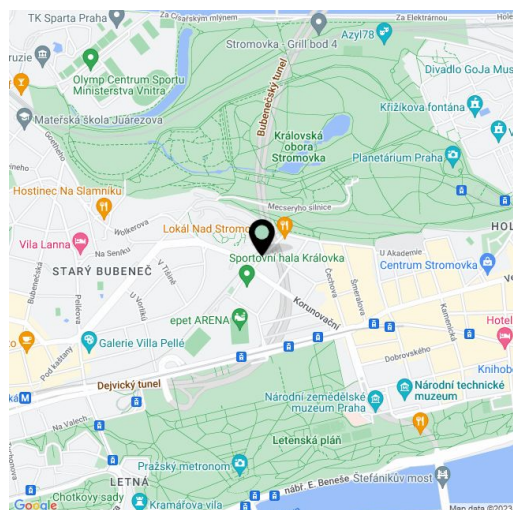
Total area	74 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	20710
Available from	Immediately

Nice sunny 1-bedroom flat with a balcony on the fourth floor of a tastefully renovated Art Nouveau building with a lift. Perfectly located for those who want to live in a green and quiet area as well as close to the city center.

The Stromovka park is immediately across the street with newly built children's playgrounds, paths and trails for walking, cycling, jogging and roller blading. Full amenities within easy reach, convenient to Hradčanská and Vltavská metro, the airport and international schools in Prague 6.

The flat includes a living room with a fully fitted open kitchen and lovely views of the park and beyond, one bedroom with large built-in wardrobes and a balcony facing the green courtyard, bathroom incl. tub, bidet and toilet, and entry hall.

Shared basement storage, modern kitchen, wooden floors, tiles, security entry door, roller blinds, washer, dishwasher, audio entry phone. Common building charges, water and heating approx. CZK 3500/month for two persons. Electricity is billed separately (transfer to the tenant).



\* 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.