



## Apartment Three-bedroom (4+1)

Sold

116 m<sup>2</sup>, Praha 1, Staré Město, Anežská





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Total area	116 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	4 600 CZK monthly
PENB	G
Reference number	22965

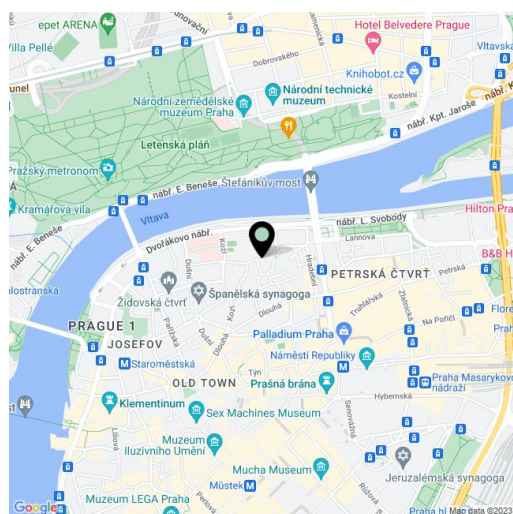
Enviably set in a quiet, romantic corner next to the monastery of St. Agnes, is this south-facing flat with access to the courtyard balcony; suitable for complete reconstruction. The apartment is located on the 1st floor of a listed historic building with beautifully landscaped garden and many preserved original features.

The apartment is currently divided into two units with separate entrances from the courtyard balcony and is suitable for re-connection and renovation. The layout features a total of 5 rooms and 2 bathrooms. The only flat on the floor. The purchase price includes a **spacious cellar** in the basement.

**New casement windows**, individual gas boiler. The building has a new roof, new gas distribution and renovated common areas. The residence has a shared garden in an enclosed courtyard. No lift.

Quiet street away from the tourist hustle, close to the Vltava embankment, 5 minutes' walk from a bus stop and 10 minutes from Letná Park. Complete amenities including renowned restaurants and shops on Pařížská and Dlouhá streets in the immediate vicinity.

Interior 115.6 m<sup>2</sup>, basement of 10 m<sup>2</sup>.



\* 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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