



## Apartment Two-bedroom (3+1)

Rented

128 m<sup>2</sup>, Prague 7, Bubeneč, Milady Horákové





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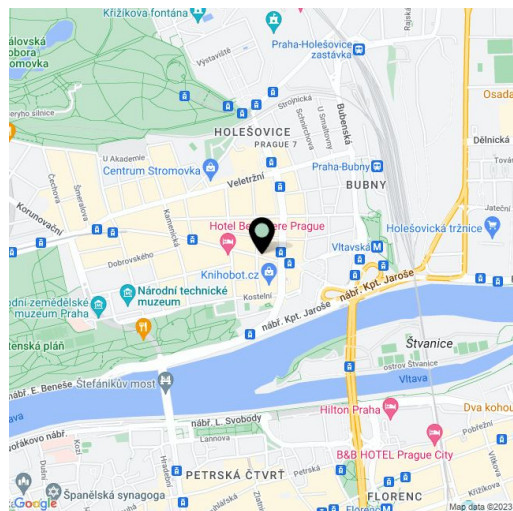
**Rented**128 m<sup>2</sup>, Prague 7, Bubeneč, Milady Horákové

|                  |                    |
|------------------|--------------------|
| Total area       | 131 m <sup>2</sup> |
| Floor area*      | 128 m <sup>2</sup> |
| Balcony          | 3 m <sup>2</sup>   |
| Parking          | -                  |
| Cellar           | -                  |
| PENB             | G                  |
| Reference number | 23020              |
| Available from   | Immediately        |

This air-conditioned furnished 2-bedroom flat with 2 balconies, a fireplace and views of the adjacent Letná Park is situated on the 5th floor of a Functionalist residential building with a lift. Sought after location with a fine selection of cafes, restaurants, bistros, shopping and cultural venues, with very quick access to the city center, just one tram stop from Hradčanská metro station. Convenient to the airport and Prague 6 international schools, within walking distance of Stromovka Park.

The apartment consists of a south-facing living room with a fireplace and large windows, a fully fitted eat-in kitchen, 2 north-facing bedrooms, bathroom with bathtub, walk-in shower, toilet and bidet, an additional separate toilet, and a walk-in closet.

Original solid wood parquet floors, mosaic tiles, new casement windows on the southern side, original casement windows on the northern side, solid wood casing, central heating. Service charges and utilities approx. CZK 4500/month. Electricity will be transferred to the tenant.



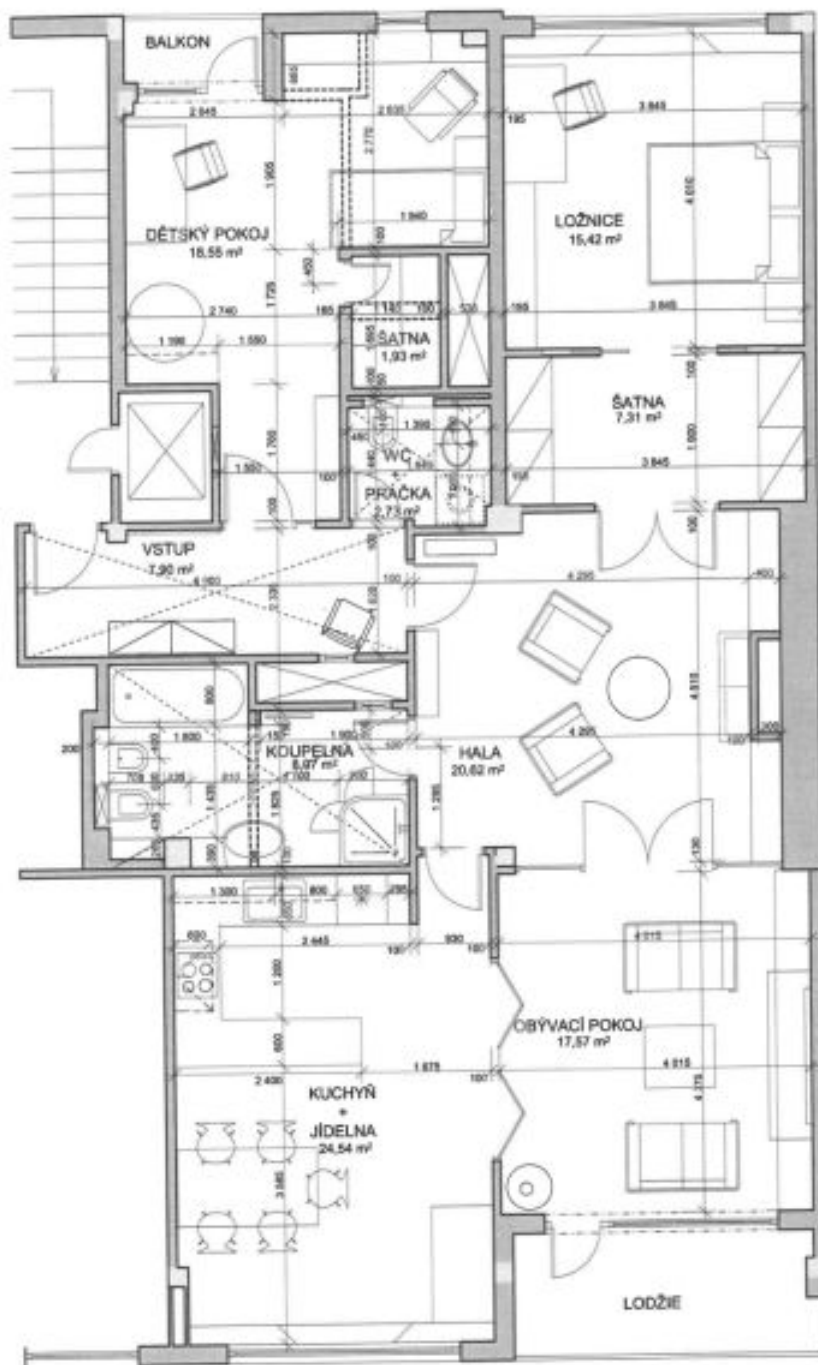
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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|   |  |   |                       |             |
|---|--|---|-----------------------|-------------|
| <b>escadra</b><br>architektura<br>Malá Strana 71<br>120 00 Praha 2<br>tel: +420 224 01 115<br>www.escadra.com<br>info@escadra.com | REKONSTRUKCE BYTU<br>ARCHITECTONICKÁ PRÁCE<br>Milady Horákové 88, Praha 7 - Bubeneč, Praha 7, 170 00 |   | číslo<br><b>AS 01</b> | rok<br>2024 |
|   | autor<br>Ing. arch. Stanislav Holančík   | výkres<br>Ing. arch. Stanislav Holančík |                       |             |