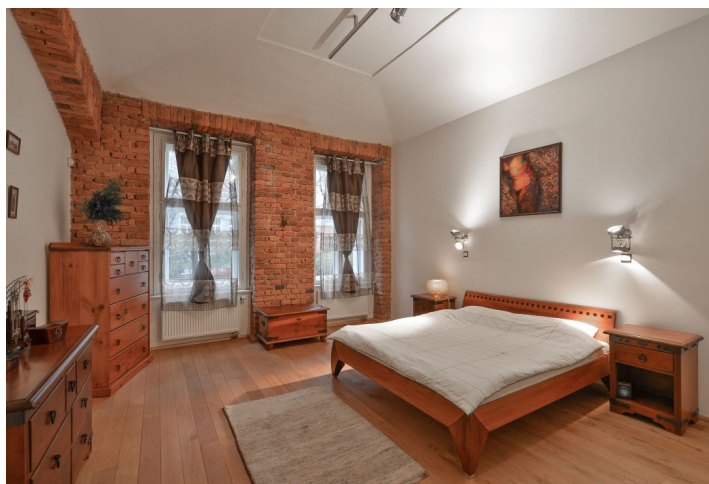




## Apartment Two-bedroom (3+kk)

Rented

124 m<sup>2</sup>, Prague 2, Vinohrady, Londýnská





## Apartment Two-bedroom (3+kk)

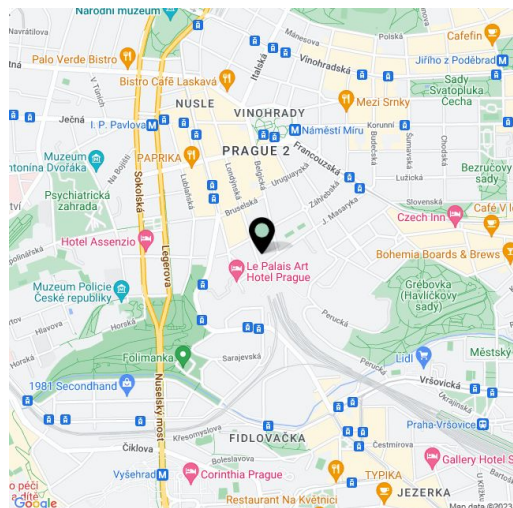
**Rented**124 m<sup>2</sup>, Prague 2, Vinohrady, Londýnská

Total area	155 m <sup>2</sup>
Floor area*	124 m <sup>2</sup>
Terrace	31 m <sup>2</sup>
Parking	-
Cellar	-
PENB	C
Reference number	24440
Available from	Immediately

Benefiting from a large courtyard terrace, this completely refurbished, furnished 2-bedroom apartment is situated on the ground floor of a fully renovated building with a front garden, on a lovely tree-lined street in a highly sought-after residential part of Vinohrady. Ideally located just moments from Náměstí Míru and I.P. Pavlova squares with metro stations and tram links, and within walking distance of Havlíčkovy Sady Park. Quick access to the city center, full amenities in close vicinity.

The front door leads to a hallway separating the living and sleeping quarters. There is a high quality kitchen with top-notch equipment and appliances that leads to an open plan dining and living room, both with French windows offering a lovely view of the garden as well as direct access to a private patio (31.4 m<sup>2</sup>). A clever room divider with a built-in bookcase hides the entry to the utility room (with a gas boiler and space for a washing machine), next to it is a well proportioned family bathroom with underfloor heating featuring a bathtub and a walk-in shower. On the other side of the hallway, there is a spacious master bedroom with a view of the front garden, and another room currently used as an open office, but could easily be closed off to create another bedroom.

Additional toilet in the hallway, high quality materials throughout, large windows, high ceilings, hardwood floors, tiles, security entry door, built-in storage, electric blinds, projector, dishwasher, alarm, audio entry phone. Common building charges and water around CZK 2,000/month. Deposit for gas and electricity CZK 3,500/month for two persons.



\* 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.