



## Apartment One-bedroom (2+kk)

Sold

63 m<sup>2</sup>, Prague 7, Holešovice, U Studánky





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Total area	63 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	-
PENB	G
Reference number	30610

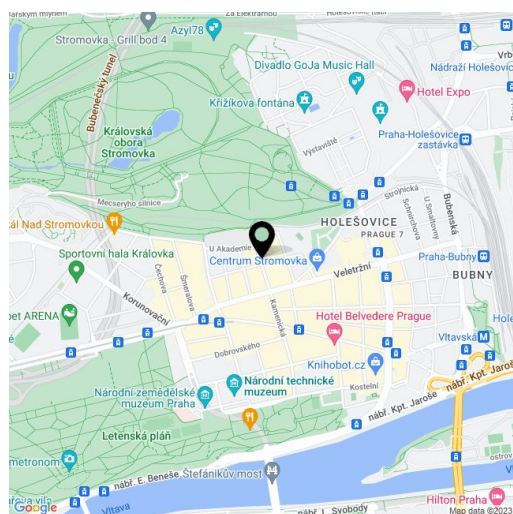
This completely reconstructed apartment with a garage parking space is located on the 3rd floor of a well maintained building from the 1990s with an elevator, a reception, and a common garden in the courtyard. The popular location of Letná is in close proximity to the Royal Game Preserve and the new Stromovka shopping center.

The interior consists of a living room with a kitchen and dining area, one bedroom, a bathroom (with a corner bathtub and toilet), and an entry hall.

Facilities include **large wooden windows**, parquet floors, ceramic tiles (heated in the bathroom), a complete kitchen, and a UPC and cable TV connection. Central heating. The building has a **nonstop reception**, a bicycle storage/pram room, and an underground garage; a parking space is included in the purchase price. It is possible to purchase the property with all the interior furnishings pictured (the apartment was equipped with them last year). The property is also **suitable as an investment as it is rented until November 2020**.

The building is located in an attractive residential area of **Letná** with rich amenities, shops, cozy cafes, trendy bistros, schools, and cultural institutions. Within walking distance is the large **Stromovka Park**, as well as the **Letenské Sady Garden**. There are fast tram links to the city center or to the Vltavská, Nádraží Holešovice, or Hradčanská metro stations.

Interior 63.31 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.