



## Apartment Two-bedroom (3+kk)

Rented

64 m<sup>2</sup>, Prague 5, Smíchov, V Lesičku





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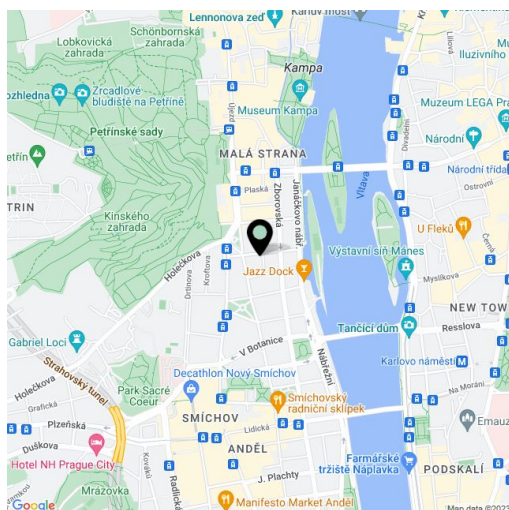
**Rented**64 m<sup>2</sup>, Prague 5, Smíchov, V Lesičku

Total area	69 m <sup>2</sup>
Floor area*	64 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	31234
Available from	Immediately

This is a fully furnished 2-bedroom flat with a 5 m<sup>2</sup> balcony, on the first floor of a completely refurbished century-old building with an elegant classical facade, transformed into a city residence. Located in a quiet street in close vicinity of the Vltava embankment, Petřín Park and Kinsky Garden, near the Prague Castle and the Charles Bridge. Area with quick connections to the city center (trams), and within easy reach of the Nový Smíchov commercial and entertainment zone and Anděl metro station (6 min. to the city center).

The interior includes a living room with a dining area, a fully fitted open kitchen and access to the **balcony** facing the green courtyard, two separate bedrooms, a bathroom with bathtub, a separate toilet, a laundry room, and an entrance hall.

Features include high ceilings, large windows, **oak parquet flooring**, central heating, Miele appliances, washer, dryer, dishwasher, combination oven, coffee maker, toaster, kettle, kitchenware, TV, satellite connection, lift. Service charges, water and heating CZK 2182 per month. Electricity is billed separately. **Mid term rental available at a higher rent.** Available from March 2020.



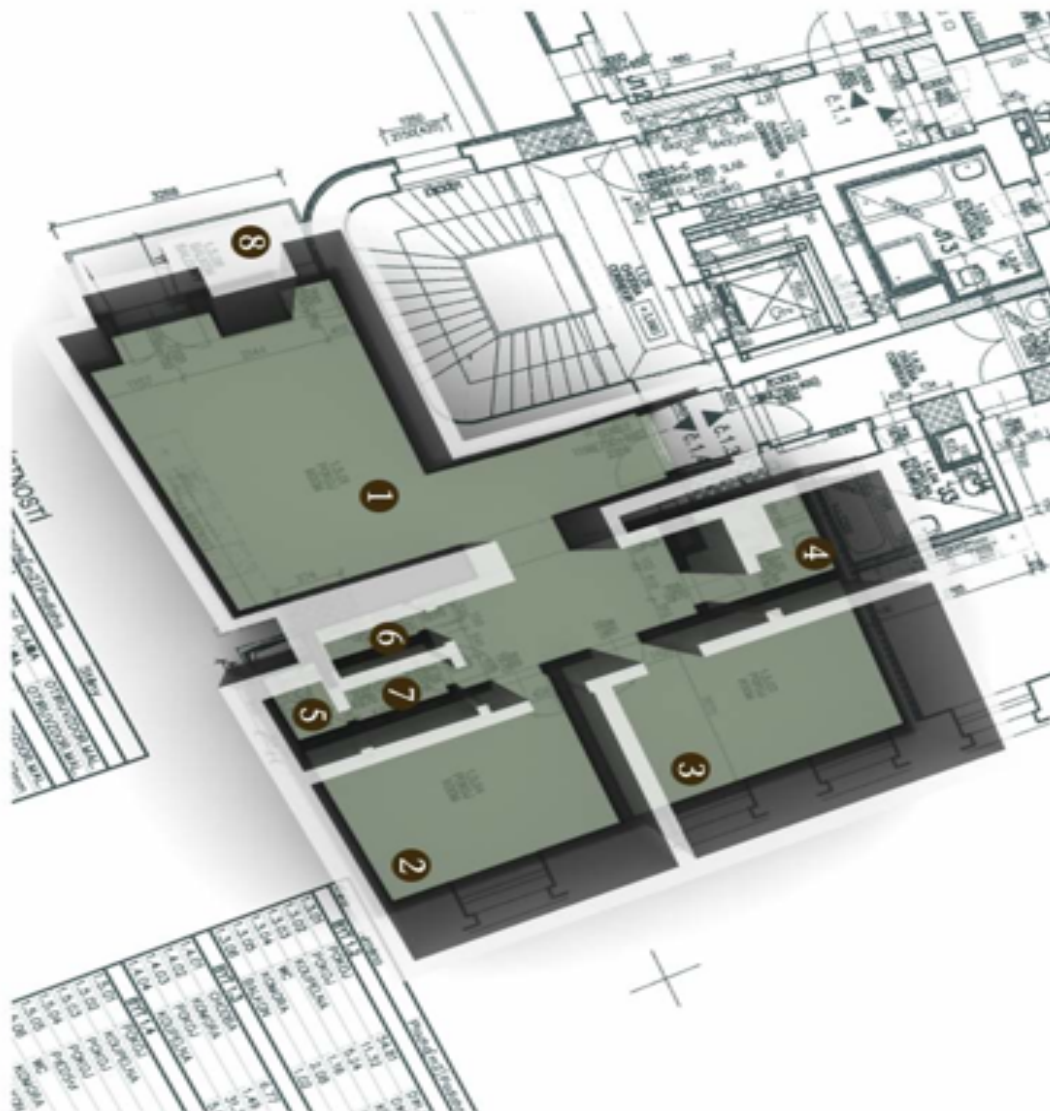
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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- Byt / Apartment 1-3.4.
- 1,2,3 / Pokoj / Room
  - 4 / Koupelna / Bathroom
  - 5 / WC
  - 6 / Komora / Chamber
  - 7 / Předstíň / Hall
  - 8 / Balkon / Balcony