



## Apartment Two-bedroom (3+kk)

Rented

86 m<sup>2</sup>, Praha 5, Smíchov, V Lesíčku





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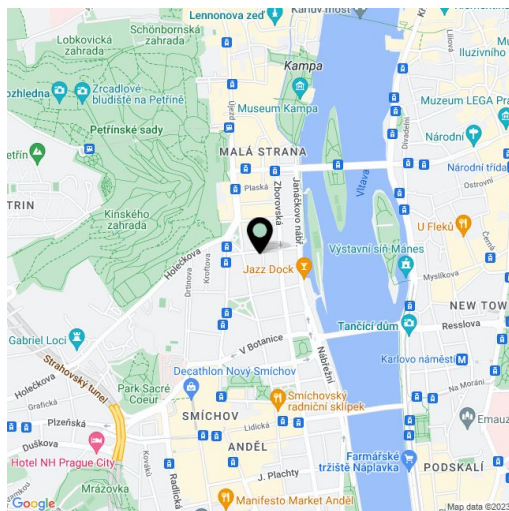
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Total area	93 m <sup>2</sup>
Floor area*	86 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	31237
Available from	Immediately

This is a partially furnished 2-bedroom flat with a 7 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 dining area, a fully fitted open kitchen and access to the **balcony** facing the green courtyard, two separate bedrooms - one with a **walk-in closet**, a bathroom with bathtub, a separate toilet, a laundry room, and an open entrance hall.

Features include high ceilings, large windows, **oak parquet flooring**, central heating, Miele appliances, washer, dryer, dishwasher, fan and steam oven, coffee maker, toaster, kettle, kitchenware, TV, satellite connection, lift. Service charges, water and heating CZK 2,884 per month. Electricity is billed separately. **Mid term rental available at a higher rent.** Available from March 2021.



\* 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.