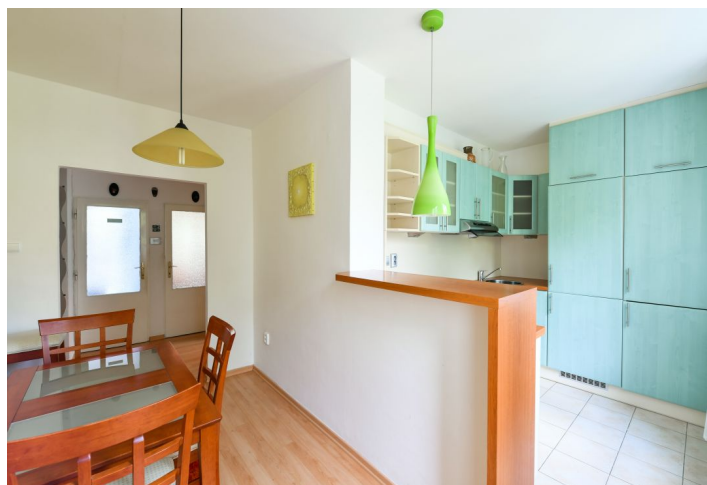




## Apartment One-bedroom (2+1)

Sold

56.7 m<sup>2</sup>, Praha 6, Břevnov, Tomanova







## Apartment One-bedroom (2+1)

**Sold**56.7 m<sup>2</sup>, Praha 6, Břevnov, Tomanova

Total area	60 m <sup>2</sup>
Floor area*	57 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Loggia	1 m <sup>2</sup>
Parking	Private garage
Garage	Yes
Cellar	Yes
Service price	3 000 CZK monthly
PENB	G
Reference number	36250

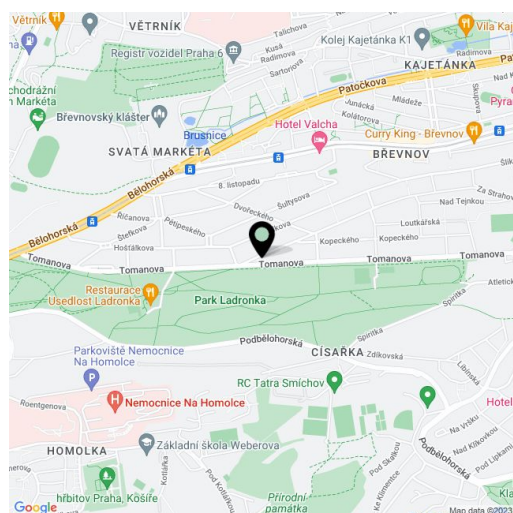
This apartment with a balcony, loggia, a view of Ladronka Park, and a garage is located on the 1st floor of a small apartment building in an attractive location of Prague 6 - Břevnov near the Tejnka city protected monument zone with a unique atmosphere.

The apartment area is divided into a living room with a **south-facing balcony**, a kitchen with a dining room, a bedroom with access to the **east-facing loggia**, a bathroom (with a shower), a separate toilet, and a foyer.

The interior is suitable for modernization. The windows are plastic in wood decor. The unit comes with a **separate garage and cellar**. Residents of the building can use the pram room and drying room.

The popular **Ladronka Park** with an inline track and many sports grounds is right across the street. It is also close to the **Břevnov Monastery Garden** or the **Hvězda Game Reserve**. There is a bus stop right by the building, from where there are connections to the Petřiny metro station (line A) (9-minute ride) and the Anděl metro station (line B) (13 minutes). Within 10 minutes you can walk to one of Břevnov's main streets - Bělohorská Street with shops, cafes, restaurants, other services, and tram stops.

Interior 56.7 m<sup>2</sup>, balcony 3.1 m<sup>2</sup>, loggia 1.1 m<sup>2</sup>, cellar 5 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.