



## Apartment Two-bedroom (3+1)

Sold

118 m<sup>2</sup>, Prague 7, Holešovice, Sochařská





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Total area	118 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	36815

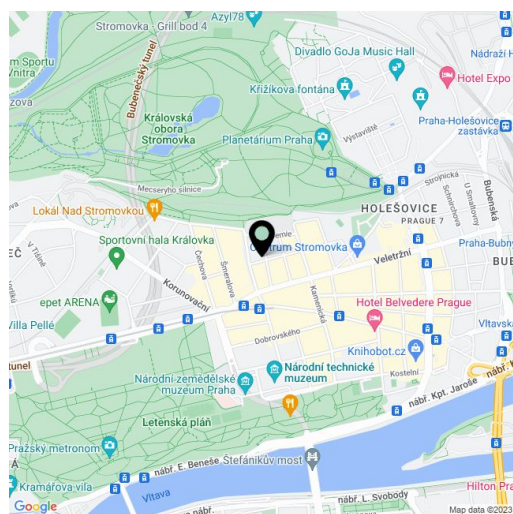
**Corner apartment with a winter garden in one of Prague's most popular residential areas. Located a few steps from Stromovka, the city's largest park, in the middle of the lively Letná district, it offers new owners the possibility of renovating it according to their tastes while preserving the original architectural elements that give the interior its charm.**

The practical layout of the apartment on the **1st floor** offers 3 rooms that face Sochařská Street and a separate kitchen, all accessible from the hallway, as well as a bathroom with a bathtub, a closet, a separate toilet, and a spacious entrance hall. The rooms are currently interconnected and the outer room has access to a **corner room ("bay window") suitable, for example, as a winter garden or a stylish study with a library.** Behind the kitchen is another 6 sq. m. large room with a window that can be connected to the winter garden or **turned into a 2nd bathroom** (currently used as a kitchen). The layout can also be adjusted to a 3-bedroom—a living room with a kitchen would be created in the outer room and the original kitchen with a hallway would become a smaller bedroom/study.

The interior is **suitable for reconstruction** and the current facilities includes **new casement windows**, original **oak parquet** floors, wooden doors, a tiled stove, and **high ceilings**. The purchase price includes a **large cellar**.

A popular residential location only a **3-minute walk from a tram stop** and 5 minutes from the metro (both A and C lines). A kindergarten and elementary school are on the same street, and several playgrounds, a fitness center, and a full range of services incl. the Stromovka shopping mall are all nearby. The surrounding area is full of stylish cafes, bars, and an ever-increasing array of restaurants and bistros. **Stromovka and Letná parks** are only a few minutes' walk away.

Interior 117.5 m<sup>2</sup>, 12.5 m<sup>2</sup> cellar.



\* 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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### 2. NP

- 1 předsiň
- 2 koupelna
- 3 wc
- 4 komora
- 5 chodba
- 6 pokoj
- 7 pokoj
- 8 pokoj
- 9 kuchyň
- 10 arkyř

