



## Apartment One-bedroom (2+kk)

Sold

56.7 m<sup>2</sup>, Praha 10, Vinohrady, Hradešinská





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Total area	57 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	5 263 CZK monthly
PENB	G
Reference number	43511

This renovated bright apartment with preserved original elements is located in a nice apartment building from the 1930s with a front garden in an elegant part of Vinohrady on a street full of architecturally significant buildings, including the villas of F.A. Libra and Jan Kotěra.

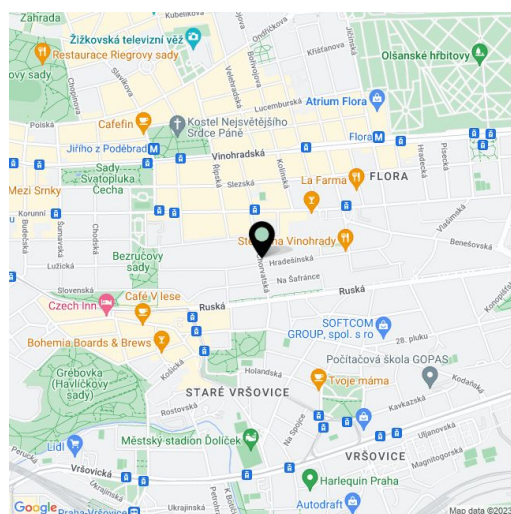
The practical layout of the 3rd floor apartment offers a living room with a **sunny bay window**, a north-facing bedroom overlooking the **green courtyard**, a kitchen, a bathroom, a separate toilet, a **dressing room**, a pantry, and an entrance hall. The bay window offers nice wide **views** of the **residential area with villas** and the wider surroundings.

Facilities include refurbished **original parquet floors**, **wooden windows**, and a casement bay window. The building has an elevator and access to the property is through a fenced, landscaped **front garden**. The apartment comes with a **cellar storage unit**; you can park on the street in the zone for residents.

A nice place with **mature gardens**, ideal for lovers of architecture from the **first half of the 20th century**, set within easy reach of the city center and everything you need. A tram stop is less than a 5-minute walk away, and the Flora metro station is also within walking distance. A supermarket, pharmacy, several cafes, and restaurants are nearby.

Interior 56.7 m<sup>2</sup>, cellar 4.1 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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3. Patro (4. NP)	
Předstíh	9,14 m <sup>2</sup>
Pokoj	19,44 m <sup>2</sup>
Kuchyň	17,93 m <sup>2</sup>
Spižina	1,5 m <sup>2</sup>
Šatna	4,48 m <sup>2</sup>
Koupelna	5,02 m <sup>2</sup>
WC	1,1 m <sup>2</sup>
Sklep	4,1 m <sup>2</sup>
<b>Celkem</b>	<b>62,71 m<sup>2</sup></b>

