

## Apartment One-bedroom (2+kk)

Rented

58 m<sup>2</sup>, Prague 7, Holešovice, Heřmanova



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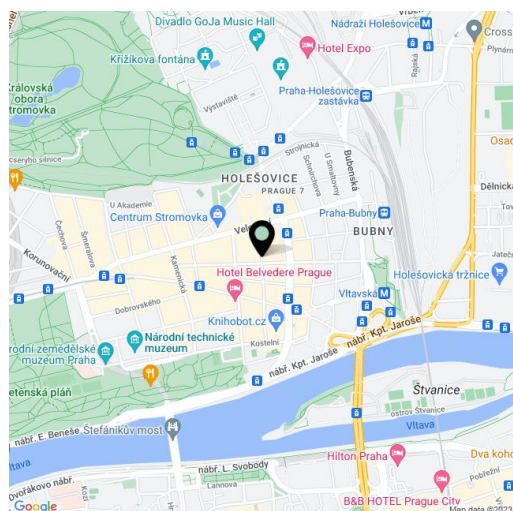
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Total area	65 m <sup>2</sup>
Floor area*	58 m <sup>2</sup>
Terrace	7 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for service charges and water: CZK 1,600 for 2 persons. Electricity and gas are billed separately.
PENB	C
Reference number	100253
Available from	Immediately

Boasting a south-facing terrace, this air-conditioned 1-bedroom apartment, fully equipped with designer furniture, is on the fourth floor of a completely refurbished residential building with an elevator and preserved original details. Excellently located within walking distance of two popular Prague parks: Stromovka and Letná. A trendy area with full amenities, numerous restaurants, bistros, and cafes, a two min. walk from a tram stop with quick connections to the city center and the Hradčanská and Vltavská metro stations. In a highly sought-after location within easy reach of the airport and international schools in Prague 6.

The interior features an **air-conditioned** living room with a dining area, a fully integrated kitchen, and access to a **terrace** overlooking a quiet courtyard, one bedroom with **2 walk-in closets** and a bathroom (walk-in shower, toilet), a storage room, and an open entrance hall with built-in storage.

**Hardwood floors**, tiles, security entry door, French windows, gas boiler, washer/dryer, dishwasher, TV, garden furniture, **cellar**. Available from February 2023.



\* 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.