

## Apartment Three-bedroom (4+1)

Rented

140 m<sup>2</sup>, Prague 6, Hradčany, Na baště sv. Ludmily



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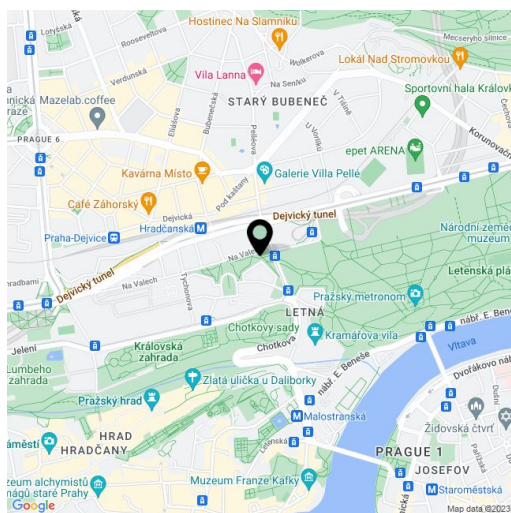
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Total area	140 m <sup>2</sup>
Parking	Garage parking included.
Garage	Yes
Cellar	-
PENB	G
Reference number	18965
Available from	Immediately

Fully renovated 3-bedroom 2-bathroom flat on the first floor of a reconstructed traditional corner villa with a shared private garden and garage parking. Well located in a quiet street surrounded by greenery in the prestigious Hradčany neighborhood, minutes from the Letná park and the Prague Castle, just moments from Hradčanská metro station. Full amenities in the immediate neighborhood including quality cafes and restaurants, convenient to the airport and international schools.

The interior features three bedrooms - one with an en-suite bathroom (walk-in shower, toilet) and one with a fitted walk-in closet, there is living room with dining area, a fully fitted kitchen, family bathroom (tub, bidet, toilet), a guest toilet, and a large entry hall.

Preserved original details, new solid wood parquet floors, large windows, built-in wardrobes, gas boiler, dishwasher, alarm that can be connected to a security agency, telephone line, video entry phone, automatic garage door. No lift. Garage parking space included in the rent. Common building charges and water CZK 3500/month for one person (+ CZK 500/month for each additional person). Gas and electricity will be transferred to the tenant.



\* 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.