

## Apartment One-bedroom (2+kk)

Rented

56 m<sup>2</sup>, Prague 2, Vinohrady, U Kanálky

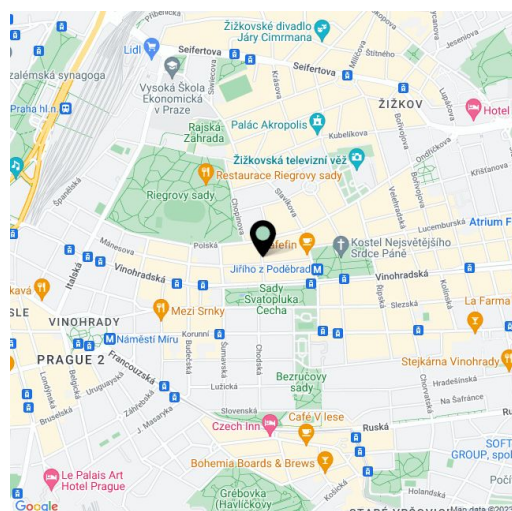


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Total area	58 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	41025
Available from	Immediately



This air-conditioned, completely renovated and furnished 1-bedroom apartment with a balcony is set on the fourth floor of a fully refurbished Art Nouveau building with a lift and preserved original details. Well located on a quiet street just moments from Jiřího z Poděbrad metro station and trams, within walking distance of Riegrovy Sady Park and Wenceslas Square. Area with quick access to the city center and full amenities within easy reach incl. quality restaurants, cafes, bistros, and a popular regular farmers' market.

The airy interior features a living room with a dining area, a fully fitted open plan kitchen and a **balcony** facing the street, a bedroom with a fitted **walk-in closet**, a bathroom including a walk-in shower and a toilet, and an entrance hall with storage space.

Quality equipment and finishes, large windows, **oak parquet floors**, tiles, security entry door, gas boiler, washing machine, dishwasher, microwave oven, TV, video entry phone, UPC connection. On-site **garage parking** is available at CZK 3,500 per month. Monthly deposit for service charges and water: CZK 2,500. Gas and electricity are billed separately. Available from January 2022.

\* 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.