



## Apartment Two-bedroom (3+kk)

Rented

89 m<sup>2</sup>, Prague 5, Smíchov, Švédská

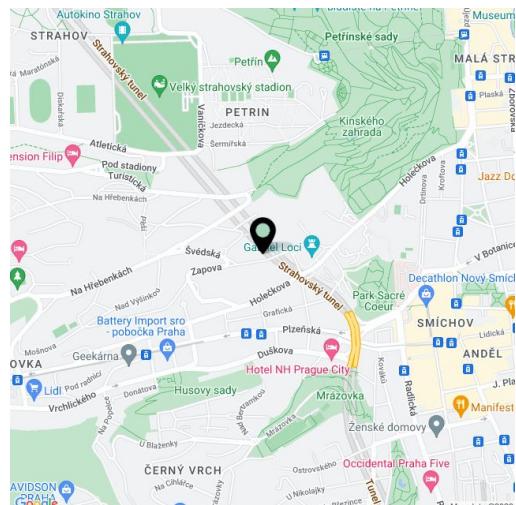




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Total area	102 m <sup>2</sup>
Floor area*	89 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Parking	On-site parking included.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	1992
Available from	Immediately



\* 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.

**Good standard 2-bedroom flat with a south facing terrace on the first floor of a modern building from 2005 located in Hřebenky, a highly sought after residential area in Prague 5. Good location in close vicinity of the Kinského Garden, Petřín hill and Nový Smíchov shopping and entertainment center. Quiet area with bus connections, ten minutes to Újezd trams or Anděl metro, convenient to the French School. Bus stop 200 m from the building, direct connection to the airport.**

The interior features a fully fitted and equipped kitchen open to the living room (can be separated by sliding doors), two bedrooms with floor-to-ceiling windows, bathroom with bathtub and walk-in shower, a separate toilet, walk-in closet / storage room, pantry, and entry hall with built-in wardrobes. The 13 m<sup>2</sup> terrace is accessible from all principal rooms and is large enough to accommodate a table and chairs.

Small cellar, solid wood parquet floors, security entry door, built-in wardrobes, blinds, washer, dishwasher, microwave oven, independent gas heating, TV and telephone connections, Astra satellite, alarm, video entry phone, lift. One on-site underground garage parking space included. Deposit for common building charges and water CZK 1,300/month. Electricity and gas will be transferred to the tenant.