



## Apartment Two-bedroom (3+1)

Rented

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





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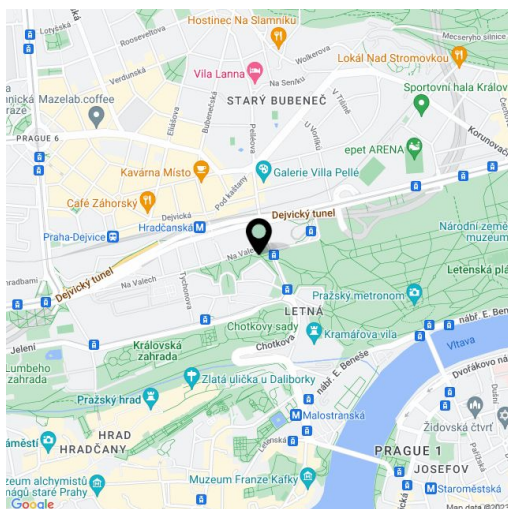
**Rented**120 m<sup>2</sup>, Prague 6, Hradčany, Na baště sv. Ludmily

Total area	128 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	Garage parking at CZK 3.500 month.
Garage	Yes
Cellar	-
PENB	G
Reference number	217
Available from	Immediately

**Fully renovated 2-bedroom 2-bathroom flat with a terrace facing the garden, situated on the third top 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 two bedrooms both with built-in wardrobes and access to the shared terrace, a spacious living room, a fully fitted eat-in kitchen, two bathrooms with toilet (tub, bidet / walk-in shower), and a large entry hall.

Preserved original details, new solid wood parquet floors, large windows, 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 CZK 3500/month. 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.