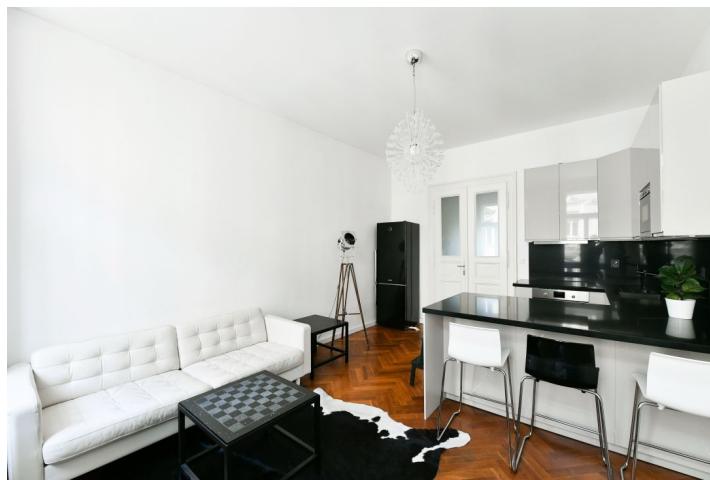




## Apartment Two-bedroom (3+kk)

Sold

74 m<sup>2</sup>, Prague 7, Holešovice, Kamenická

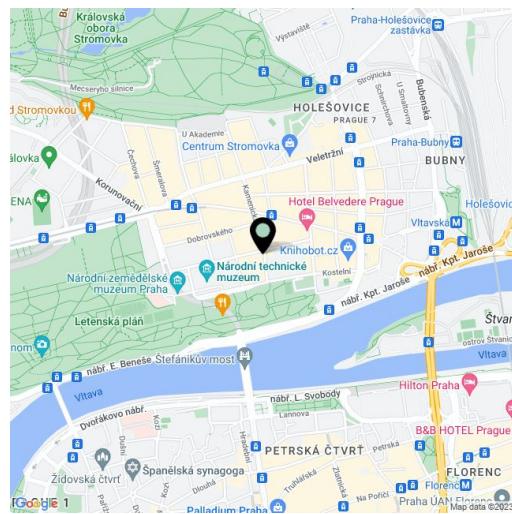




## Apartment Two-bedroom (3+kk)

**Sold**74 m<sup>2</sup>, Prague 7, Holešovice, Kamenická

Total area	74 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	42561



\* 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.

This classic apartment, which has been completely reconstructed, is situated on the 2nd floor of a brick apartment building with a new elevator. A popular place on Letná, just a few steps from Letenské Sady Garden and near Stromovka Park, within walking distance of all services and a few minutes by public transport from the city center.

The layout consists of a living room with a kitchen, 2 bedrooms, a bathroom (with windows, a bathtub, 2 sinks, a toilet) and a spacious central entrance hall. The living room and 1 bedroom face a one-way side street, and the second bedroom and bathroom face a quiet green courtyard.

The building and apartment were completely renovated in 2016. Facilities include original refurbished or new **wooden parquet floors**, refurbished **casement windows**, and wooden double or single doors with linings and brass fittings, refurbished entrance doors, and a **videophone**. Heating is provided by the building's central gas boiler. The purchase price includes a **cellar storage unit**.

With its **authentic atmosphere**, Letná stands out for its high number of culinary establishments and local shops; the new Stromovka shopping center has expanded the range of services. A few steps from the building is a tram stop with quick connections to the city center and to metro stations (lines A and C). The neighborhood is surrounded on one side by the extensive **Letenské Sady Park**, and on the other side by the beautifully landscaped **Stromovka Forest Park** with water features.

Floor area 74.5 m<sup>2</sup>, basement 6.6 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



## Apartment Two-bedroom (3+kk)

Sold

74 m<sup>2</sup>, Prague 7, Holešovice, Kamenická

