



## Apartment Four-bedroom (5+kk)

Sold

177 m<sup>2</sup>, Prague 2, Vinohrady, Londýnská

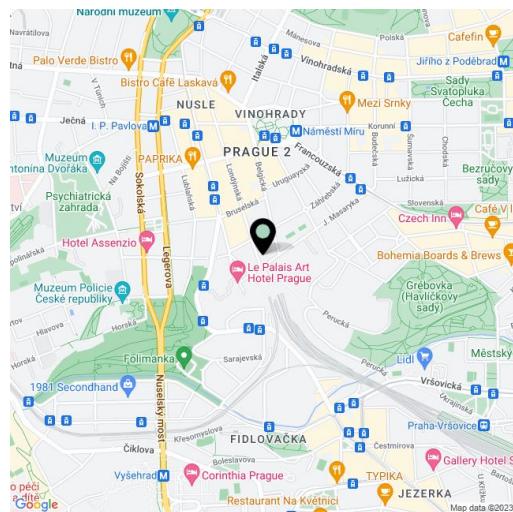




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Total area	194 m <sup>2</sup>
Floor area*	177 m <sup>2</sup>
Balcony	17 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	42825



\* 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 newly reconstructed, high-standard apartment with a practical 4-bedroom layout and two balconies is part of a recently completed residence created through the complete reconstruction of a Functionalist building in an attractive location on the border of New Town and Vinohrady, within easy reach of a full range of services and carefully maintained parks.**

The layout of this 4th floor apartment offers a living room connected to a kitchen and dining room with access to a large balcony, 4 bedrooms, 2 bathrooms, a separate toilet, a walk-in wardrobe, an entrance hall, a hallway, and a **balcony** accessible from a bedroom.

**High-standard facilities** include **lacquered double-layer hardwood floors in a tree pattern** with a white skirting board, large-format tiles and **Graniti Fiandre** tiles in natural stone decor, Hansgrohe sanitary ware, Vitra bathroom fittings, security entrance doors, **interior doors with concealed hinges, plastic or wooden thermal insulated Euro-windows** with double-glazed panes, and a videophone. Heating and hot water are provided by a central boiler. The building has tasteful common areas with original steel windows and a **glass elevator**. It is possible to purchase a **cellar storage unit**.

The area is distinguished by a large number of quality restaurants, cafes, and rich cultural activities. Several schools, including a **Lauder kindergarten, elementary school, and prestigious high school** are within easy reach. You can comfortably walk to Náměstí Míru Square with the Church of St. Ludmila and the **Grébovka, Riegrovy, or Čelakovského Sady** parks. The I.P. Pavlova metro and tram station is practically right by the building.

Floor area 178.1 m<sup>2</sup>, balconies 11.5 + 4.7 m<sup>2</sup>.



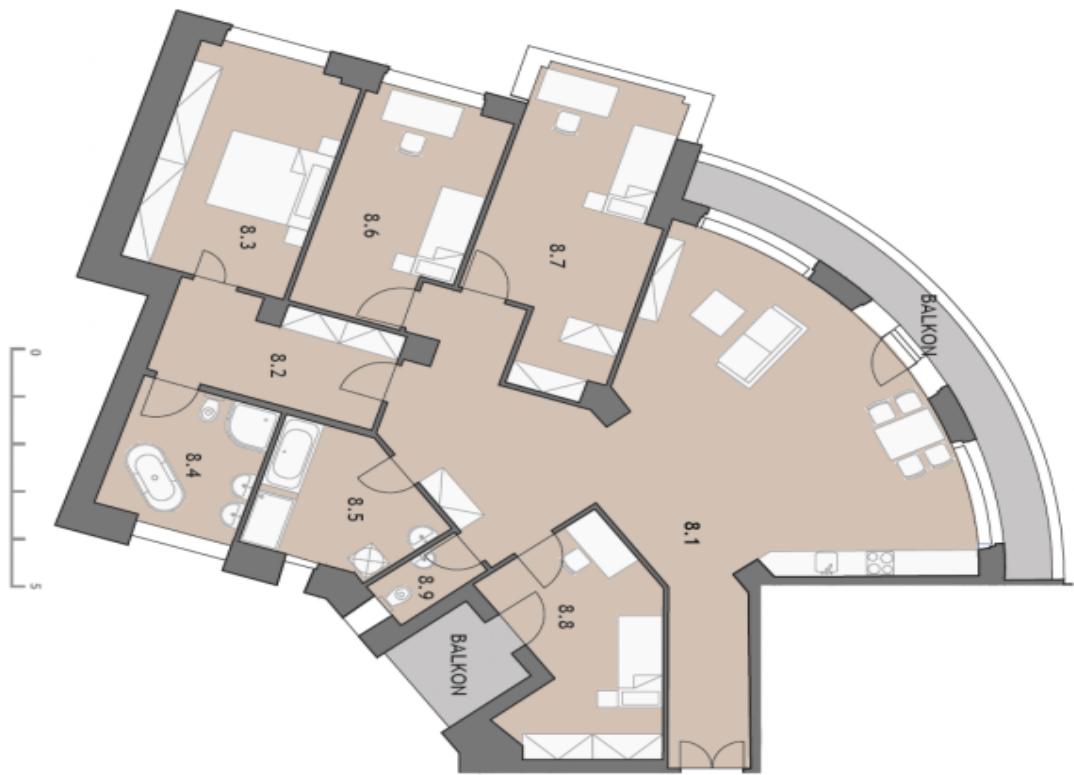
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5+kk  
5. NP  
178,10 m<sup>2</sup>  
DISPOZICE / DISPOSITION  
PODLAŽÍ / FLOOR  
VÝMĚRA BYTU / FLAT AREA



## Byt č. 2578/408

8.1	obývací pokoj	70,36 m <sup>2</sup>
8.2	chodba	10,46 m <sup>2</sup>
8.3	ložnice	18,06 m <sup>2</sup>
8.4	koupelna	9,33 m <sup>2</sup>
8.5	koupelna	9,91 m <sup>2</sup>
8.6	pokoj	15,35 m <sup>2</sup>
8.7	pokoj	21,49 m <sup>2</sup>
8.8	pokoj	15,46 m <sup>2</sup>
8.9	WC	2,42 m <sup>2</sup>
	balkon	4,70 m <sup>2</sup>
	balkon	11,50 m <sup>2</sup>
	Plocha bytu	178,10 m <sup>2</sup>



VÝMĚRA BYTU / FLAT AREA