



## Apartment One-bedroom (2+1)

Sold

44.2 m<sup>2</sup>, Praha 10, Vinohrady, Hradešinská





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Total area	45 m <sup>2</sup>
Floor area*	44 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 595 CZK monthly
PENB	G
Reference number	33550

This apartment intended for complete reconstruction but with preserved historical handcrafted elements is located on the top floor of a classic brick apartment building with a fenced front garden on Hradešinská Street, which is lined with leafy trees, gardens, and architecturally valuable villas from the 1930s and original apartment buildings.

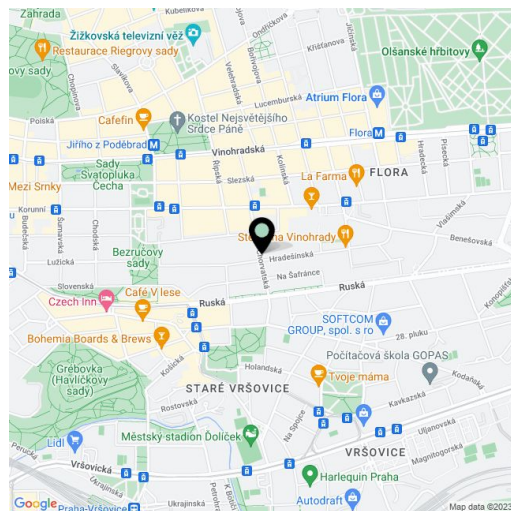
The current layout consists of a walk-through living room with a balcony, 1 bedroom, a hallway, 2 closets, a separate kitchen, a bathroom, and a guest toilet. The orientation of the windows and the balcony towards the courtyard with lush greenery ensures a beautiful calm and nice view, while the north side offers a comfortable temperature even in summer days.

The interior requires renovation, including the valuable original elements: parquet floors, terrazzo, and wooden doors, some with glass panels. The apartment has a gas supply. The purchase price includes a cellar. The building has an elevator and 3 units on each floor; it has been renovated (including a new roof) and is well maintained.

The street, which has traditionally been home to many important personalities, including the architect F. A. Libra, the author of the local housing development from the 1930s and the Svoboda semi-detached houses, straddles the border of Vinohrady and Vršovice. This cultivated location is full of wonderful cafes, restaurants, shops, and parks. It is also easily accessible—the Flora or Náměstí Míru metro stations (line A) are within a five-minute tram ride.

Interior 43.9 m<sup>2</sup>, balcony 1.3 m<sup>2</sup>, cellar 4.3 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.



\* 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.



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