



## Apartment One-bedroom (2+1)

Sold

87.5 m², Prague 4, Nusle, Sevřená





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Total area	90 m²
Floor area*	88 m²
Loggia	3 m²
Parking	-
Cellar	Yes
Service price	2 500 CZK monthly
PENB	F
Reference number	29444

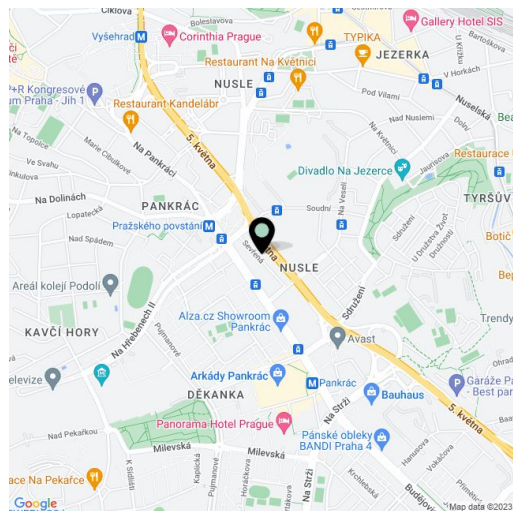
This bright apartment with a loggia is located on the 4th floor of a well-maintained 1930's apartment building without a lift and with a garden. The location has great transport accessibility by car, metro and tram, and all services are nearby.

The layout consists of a spacious entrance hall, a kitchen with a dining room, a large living room, 1 bedroom, a large bathroom, utility room, pantry and separate toilets with a window. From the hall, there is access to a **west-facing loggia**.

The interior includes **original parquet flooring** and doors with brass handles, plastic windows and a MORA gas boiler (7 years old). Distribution of electricity, gas and waste are after reconstruction, and the interior requires modernisation. The price includes a cellar. The building is in good condition. There is no elevator. Furthermore, there is a lovely landscaped communal garden with grown trees, ideal for **meetings and barbecues with friends**.

The building stands on a quiet street with minimal traffic. Within walking distance are a kindergarten and elementary school, many playgrounds, the **large Na Pankráci park**, a shopping center, restaurants, pharmacies, cafes and a library. The Pražského povstání metro station (line C) is a 3-minute walk away - there is a tram stop even closer.

Interior 88 m², loggia 2,5 m².



\* 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.