



House Four-bedroom (5+kk)

Ask for price

220 m², Prague 6, Břevnov, U Ladronky





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Plot	301 m ²
Foot print	125 m ²
Garden	176 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	33392

This very quiet, air-conditioned row house after a thorough reconstruction is located on a peaceful street near Ladronka Park, within walking distance of public transport stops and a wide range of services.

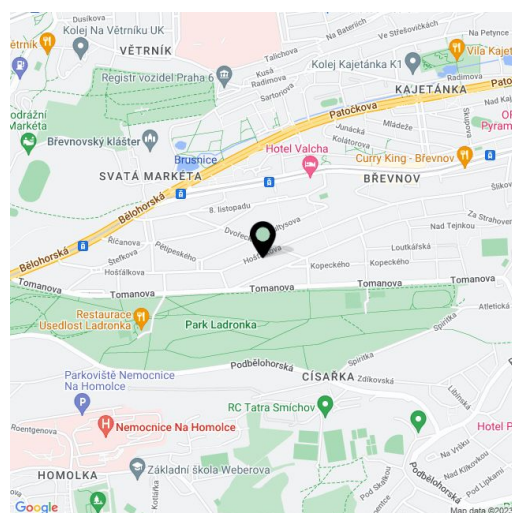
On the ground floor, there is a living room connected to a kitchen and **winter garden**, where there is also a dining room with a sliding glass wall facing the garden, a staircase hall, a vestibule, a guest toilet, and a corridor with **storage space for bikes**. On the 1st floor, there is a bedroom with French windows oriented towards the garden, a study, and a bathroom (shower, separate toilet, sink). In the attic, there are 2 children's bedrooms, a guest toilet, and a bathroom (with a bathtub). The basement has a **preparation for a sauna**; there is also a utility room, a laundry room (with a shower and sink), a boiler room, and storage space. Additional storage space is in the attic.

The house has been renovated and insulated, and a 2nd floor was added. Facilities include **wooden floors**, a **hardwood staircase**, wooden security windows with triple-glazed panes, **underfloor heating** in the bathrooms and the entire ground floor, a Hanak kitchen with **AEG** (steam oven and 2 classic ovens), **Siemens**, Electrolux, and Faber appliances, **Villeroy & Boch** sanitary ware, an AEG washer and dryer, security entrance doors, Jablotron security devices, and a camera system. Geminex gas heating.

The traditional residential area is situated between **Ladronka Park** and the **Břevnov Monastery Garden**. The street was once a part of an original **pilgrimage** path marked with several chapels. In the vicinity, there are private kindergartens, an elementary school, a health center, a supermarket, and many other shops, restaurants, and other services. Within a 2-minute walk is a bus stop with links to the Anděl metro station (line B), and a tram stop with links to the Malostranská or Hradčanská metro stations is also within walking distance. Traveling by car is made easier thanks to the proximity of a tunnel complex and the Prague Ring Road.

Useable area 220 m², built-up area 122 m², garden 179 m², land 301 m².

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

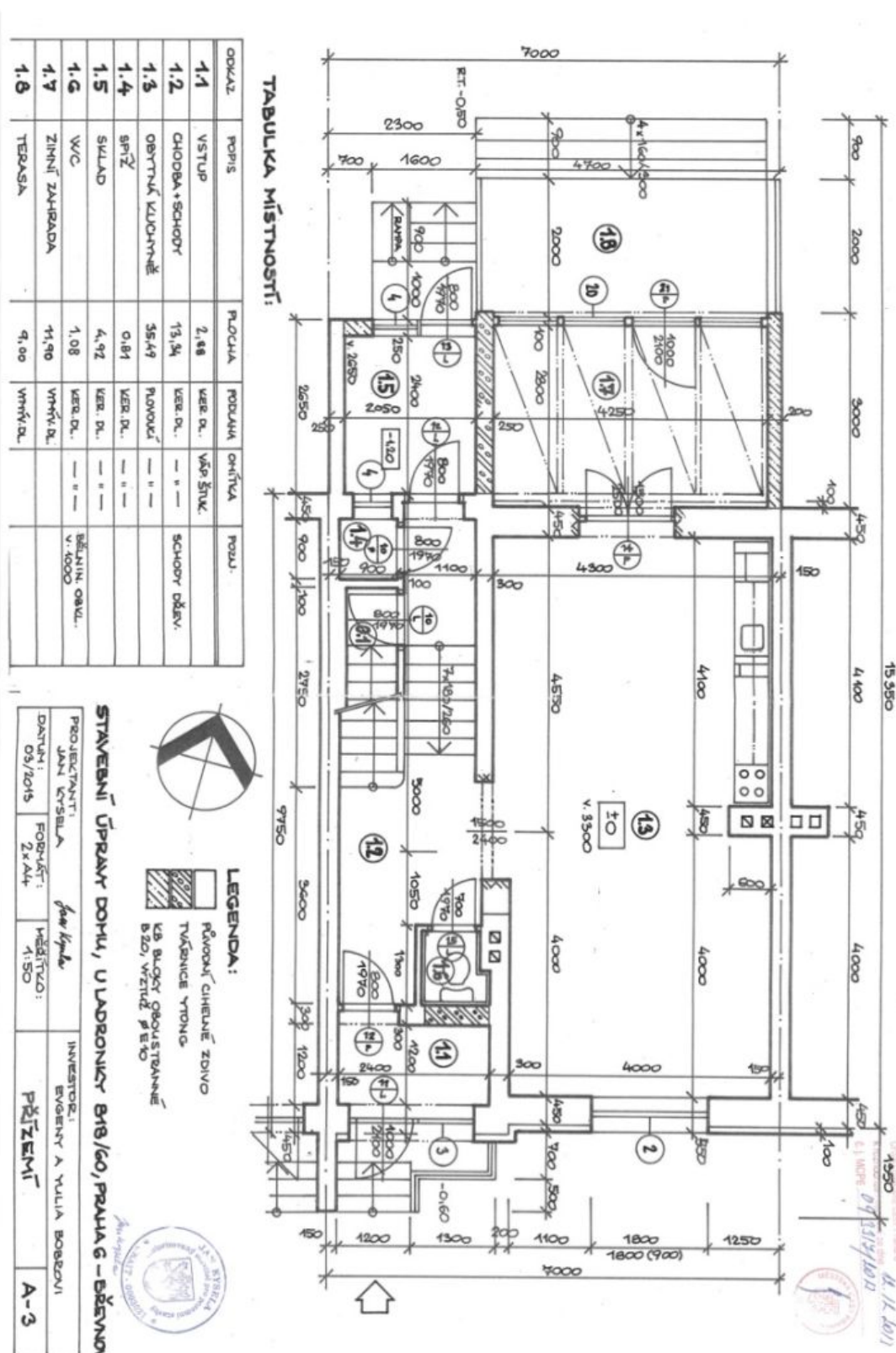




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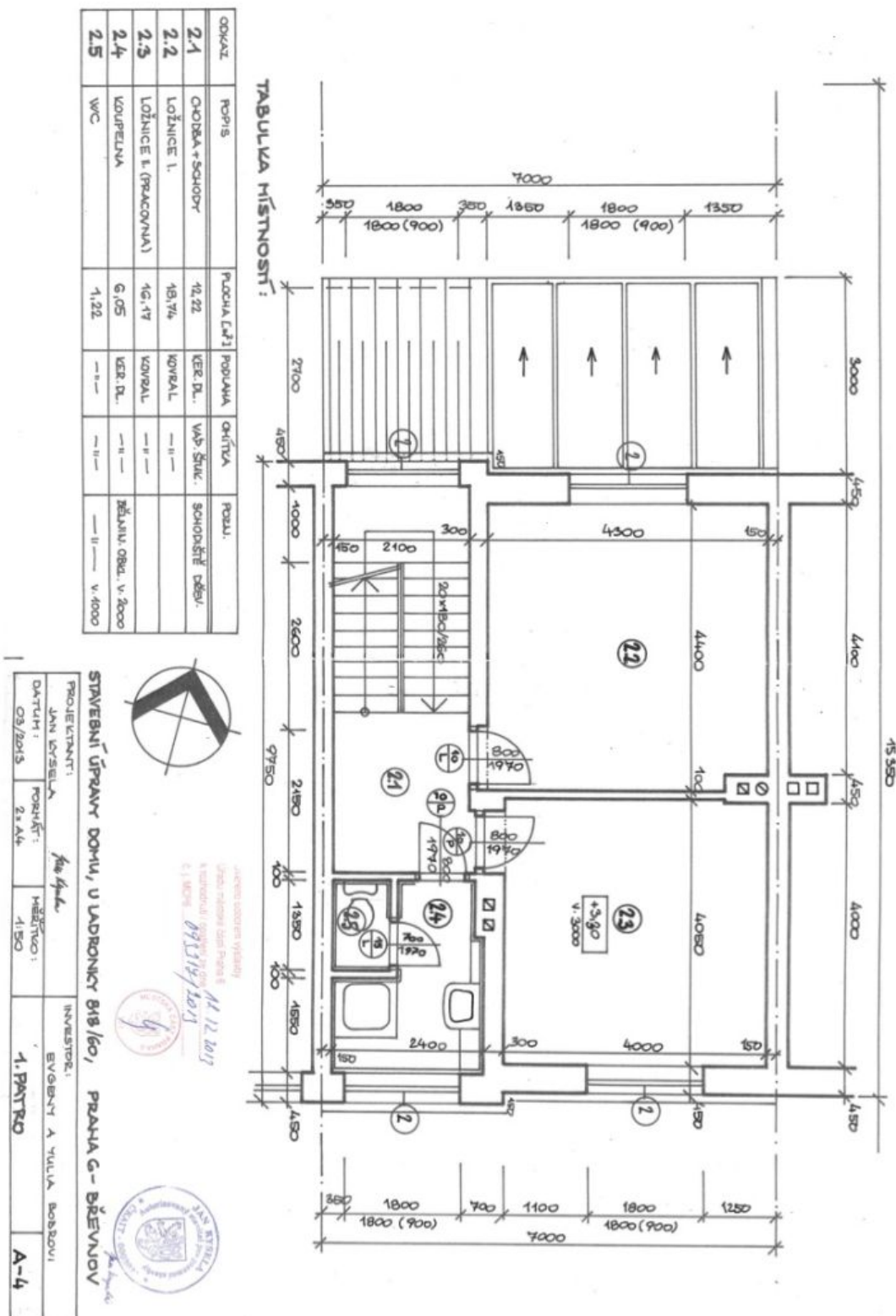




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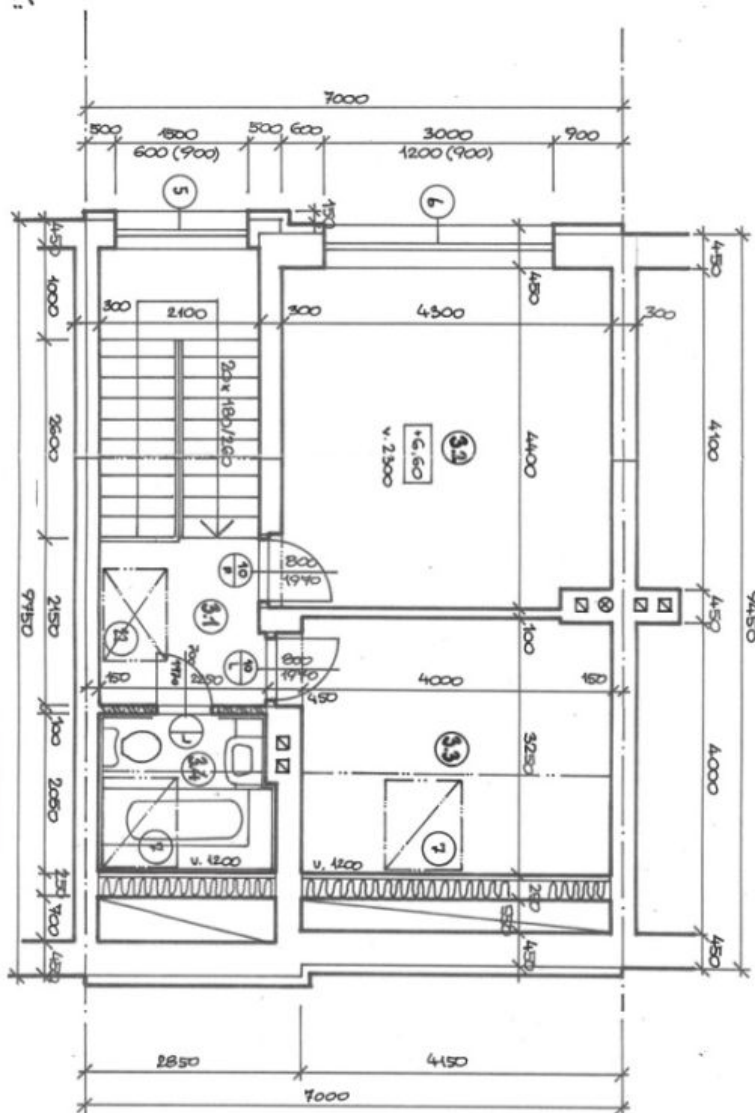
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TABULKA MÍSTNOSTÍ:

ODKAZ	POPIS	POCET M ²	POBILNA	OHYTKA	POZNAČKA
3.1	OCHOBA + SCHODY	42,22	VER. D.L.	VÁŠ. ŠTUL.	SCHODY PŘEVÉŠE
3.2	LOŽNICE III.	18,74	KOVBAL.	—	—
3.3	ŠATNA	15,00	KOVBAL.	—	—
3.4	KOUPELNA + WC	4,79	KER. PL.	—	BÍLÝM. ČER. LAD.



STAVEBNÍ ÚPRAVY DOMU, U LADRONKY 818/60, PRAHA 6 - BŘEVNOV			
PROJEKTANT:		INVESTOR:	
JAN KYSLELA		EVGENY A YULIA BOBKOV	
poskytl			
DATUM:	FORMÁT:	MĚŘÍTKO:	PODKROVÍ
03/2015	2x A4	1:50	A-B



Ústřední úřad státní správy
Kancelář státní správy
Č. 1008
09.11.2011
11.11.2011

