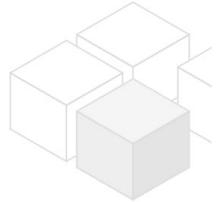
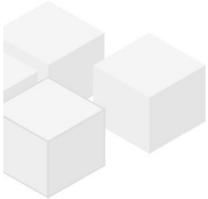


# nice oldstyle apartment near Lerchenfelderstraße

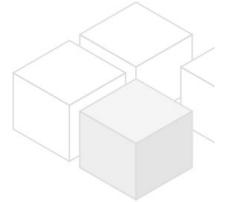
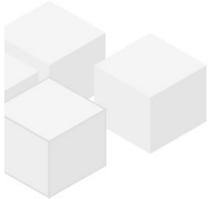
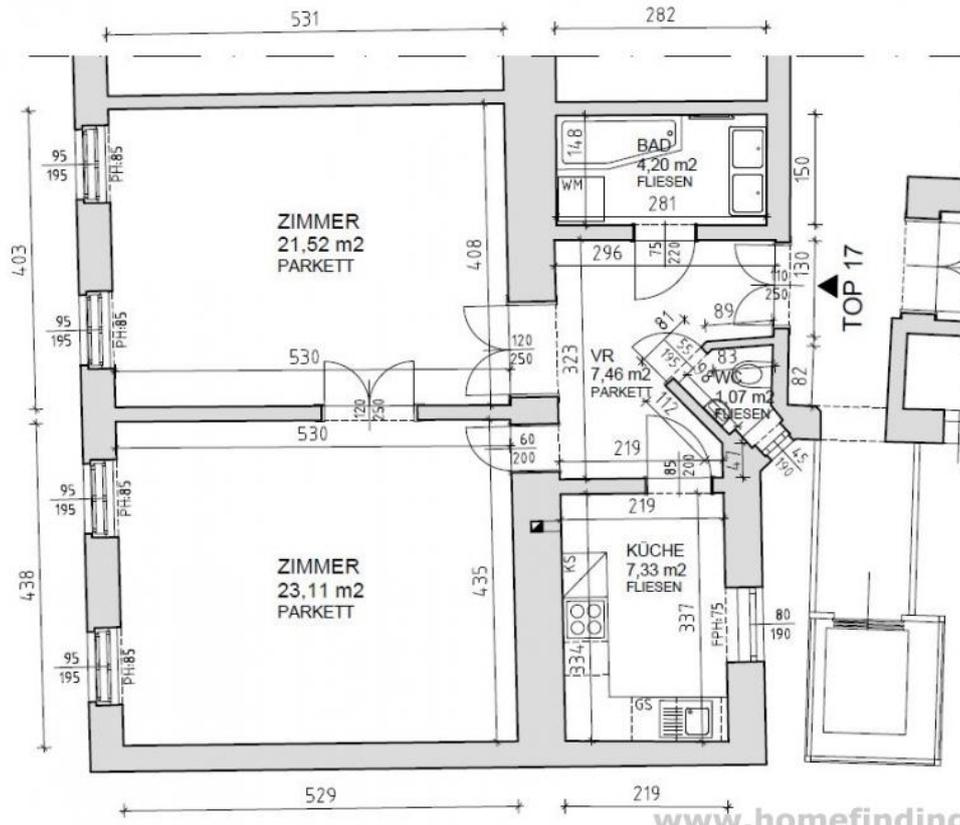


📍 1070 Wien, Proximity: Josef Strauß Park, Albertgasse

€ 971,32/month



Plans



## About Property

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Nice 2 rooms close to Albertgasse.

### LOCATION

Shops, restaurants, supermarkets can be found nearby at Lerchenfelderstraße. The well known Josefstädterstraße can be reached by a short walk too. Public lines are just around the corner. Tram- and buslines connect quickly with other districts.

### PUBLIC TRANSPORT

U6, 5, 46, 48A

### PROPERTY

The apartment is located on the third floor and offers following rooms:

- .entree
- .living dining room
- .separate kitchen
- .bedroom
- .bathroom (tub)
- .separate toilet

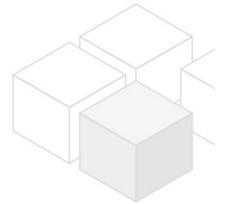
### EQUIPMENT

- .wooden and tiled floors
- .basement storage

### COSTS

rent: general maintenance costs, costs for elevator and VAT included

deposit: 4 gross rents



## General

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Propertynumber	11218
Property type	Wohnung

## Costs

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net rent	€ 711,59
gross rent	€ 782.75
operating cost	€ 188.57
total rent	€ 971,32

## Keyfacts

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living area	64.69m <sup>2</sup>
rooms	2
bedroom	1
bath	1

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WC	1
Property age condition	Altbau sehr gut
Available from	sofort
Contract type	unbefristet

## Furnishing

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type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
elevator	ja

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	199.01
HWB Energieklasse	E

## Lage

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Verkehrsanbindung Nähe	U6, 5, 46, 48A Josef Strauß Park, Albertgasse
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