

Amsterdam

# Grevelingenstraat 9 2

Objektnummer: NL24185473



KAUFPREIS: 1.050.000 EUR • WOHNFLÄCHE: ca. 149 m<sup>2</sup> • ZIMMER: 5

Objektnummer: NL24185473 - 1078 KM Amsterdam

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## Auf einen Blick

|               |                   |
|---------------|-------------------|
| Objektnummer  | NL24185473        |
| Wohnfläche    | ca. 149 m²        |
| Bezugsfrei ab | nach Vereinbarung |
| Zimmer        | 5                 |
| Schlafzimmer  | 4                 |
| Baujahr       | 1928              |

|            |               |
|------------|---------------|
| Kaufpreis  | 1.050.000 EUR |
| Wohnung    | Apartment     |
| Nutzfläche | ca. 0 m²      |

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## Auf einen Blick: Energiedaten

|                             |   |
|-----------------------------|---|
| Energie-<br>Effizienzklasse | A |
|-----------------------------|---|

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## Die Immobilie



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## Die Immobilie



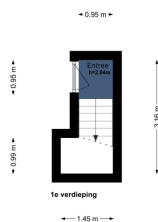
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## Die Immobilie



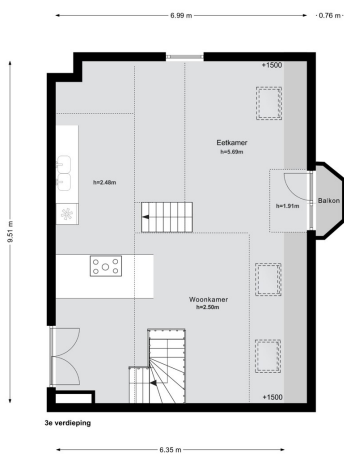
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# Die Immobilie



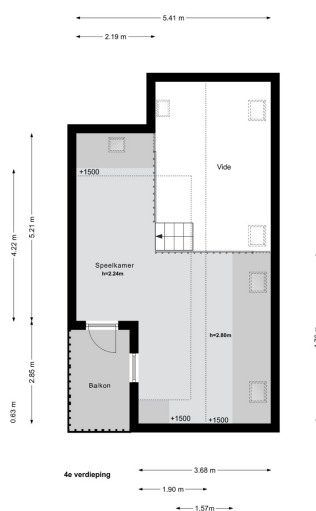
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## Die Immobilie



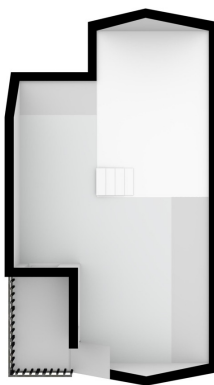
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## Die Immobilie



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## Ein erster Eindruck

This cozy house with a great roof construction and high ceilings is located in the Rivierenbuurt has 4 bedrooms, a storage room, bathroom, separate toilet, open kitchen, dining room, balcony and a play/study room in the ridge of the apartment.

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## Ausstattung und Details

Entrance to the second floor. Entry into hall which gives access to the storage room with connection for washing machine and dryer and separate toilet. On this floor there are also three spacious bedrooms and a modern bathroom. The bathroom has a bath, walk-in shower, double sink and towel radiator.

The stairs give you access to the third floor where the living room and open kitchen with dining area are located. The kitchen has various built-in appliances such as a 4-burner gas cooker with grill and oven (Boretti), double hood and coffee machine (Miele). This large and bright space gives a ton of room for various activities, like space for a big dining table or a cozy work area.

The former owners have created a perfectly spacious third floor in the apartment. This floor can be used as a play or study room but also as an extra/guest bedroom. There is also a possibility to create a second bathroom.

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## Alles zum Standort

The Grevelingenstraat is located in the quiet and highly sought-after part of the Rivierenbuurt. For daily shopping you can find the shops in the Scheldestraat and Maasstraat. Fish on the Scheldt, T Sapporo Teppanyaki & Sushi and 't Vliegertje are well-known restaurants in and around Amsterdam and are only a two-minute walk from the Grevelingenstraat. But De Pijp and Beethovenstraat are also a short distance from the apartment. In the neighborhood, beautiful streets are combined with the many green areas such as Beatrix Park and Amstelpark. The roads are very close (A-10, A1 and A2) as well as public transport (tram lines, bus lines and NS stations Amsterdam RAI, Amsterdam-Zuid, Amsterdam Amstel and of course the station of the North-South line). Parking is done according to the permit system.

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## Weitere Informationen

- Spacious apartment of no less than 149 m<sup>2</sup> - Leasehold has been clamped by the current owners - High ceilings - Located in the popular Rivierenbuurt - Great layout - Four spacious bedrooms - Fully double glazing, roof- and floor insulation - Equipped with Hydrophore pump - Lease hold € 1,221.69. The annual canon has been fixed after 2053 - VvE service costs € 150,- per month - Delivery in consultation This information has been compiled by us with the necessary care. On our part, however, no liability is accepted for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All specified sizes and surfaces are indicative. Buyer has his own duty to investigate all matters that are important to him or her. The estate agent is an advisor to the seller regarding this property. We advise you to hire an expert (NVM) broker who will guide you through the purchasing process. If you have specific wishes regarding the house, we advise you to make this known to your purchasing broker in good time and to have them investigated independently. If you do not engage an expert representative, you consider yourself to be expert enough by law to be able to oversee all matters of interest. The NVM conditions apply.

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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