

Amsterdam

# Jacob van Lennepkade 48 A

Objektnummer: NL24185462



KAUFPREIS: 1.500.000 EUR • WOHNFLÄCHE: ca. 127 m<sup>2</sup> • ZIMMER: 5

Objektnummer: NL24185462 - 1053 ML Amsterdam

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## Auf einen Blick

Objektnummer	NL24185462	Kaufpreis	1.500.000 EUR
Wohnfläche	ca. 127 m <sup>2</sup>	Wohnungstyp	Apartment
Bezugsfrei ab	nach Vereinbarung	Nutzfläche	ca. 0 m <sup>2</sup>
Zimmer	5		
Schlafzimmer	4		
Baujahr	1887		

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## Auf einen Blick: Energiedaten

Energie-  
Effizienzklasse C

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## Die Immobilie



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## Die Immobilie





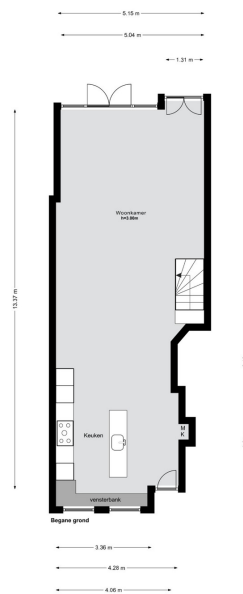
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## Ein erster Eindruck

Exclusive double ground floor apartment on possibly the most beautiful stretch of Jacob van Lennepkade! The 19th-century (canal) building was fully renovated in 2016, including a new foundation. From the ground floor to the roof, everything has been renewed and equipped with all imaginable conveniences and comforts, with a focus on quality and sustainability. The apartment itself is very luxurious, featuring an oak herringbone parquet floor with underfloor heating, solid panel doors, steel interior doors, beautiful spotlights, high skirting boards, and beautiful window and door fittings. The property boasts a wonderfully bright and spacious living room with a luxurious open kitchen and sitting area with a cozy gas fireplace, three bedrooms, two bathrooms, and a garden.

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## Ausstattung und Details

Private entrance to the property on the ground floor, with a steel-framed vestibule. Upon entering, the height of the space immediately catches the eye. It is a generous 3.20 meters high. The custom-made kitchen is located at the front with a convenient widened windowsill for seating. The kitchen is executed in a light color scheme with a large sink island with composite marble-look countertop and Quooker. Beautiful hob with 3 burners, built-in dishwasher, refrigerator, freezer, and a self-cleaning oven. Custom-made cabinets for all your kitchen supplies and appliances.

Next to the kitchen, the current owners have created a cozy lounge area with built-in benches and cushions. The sitting area is spacious and also features an attractive gas fireplace (Faber) that can be operated with a remote control. From the living room, there are French doors leading to the balcony and the paved garden with a charming canopy at the back.

Through a steel portal with glass, you can access the basement (height 2.70 meters). Here, there are three bedrooms. The master bedroom is located at the rear and has access to the luxurious bathroom. The atmospheric bathroom is finished with chic beige wall and floor tiles, a double bathtub, a double rain shower, a beautiful vanity unit with concrete sink and built-in faucets, a design radiator, and playful niches. The other two bedrooms are located at the front. Additionally, there is a second bathroom with a rain shower and a vanity unit. Furthermore, there is a walk-in closet (also usable as a 4th bedroom), a second toilet, and a separate space for the washing machine and dryer.

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## Alles zum Standort

Jacob van Lennepkade is a one-way street, located on the Jacob van Lennep canal in the popular Van Lennep neighborhood (Oud-West). Within walking distance of, among other things, the canal belt, Vondelpark, and Bosboom Toussaintstraat. In the vicinity, you will find a very large and diverse range of cozy cafes and good restaurants. A visit to 'De Hallen' is also a must. 'De Hallen' includes the Foodhallen, a cinema, library, and various eateries. The charming streets of the Jordaan are reachable within 5 minutes by bike.

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## Sonstige Angaben

PARTICULARITIES - Located on private land - Heating and hot water through a new combi boiler (2016). This can be operated via a digital touchscreen - High-quality, qualitative, and sustainably renovated apartment - Healthy VVE (Owners' Association) professionally managed, service costs amount to €154,18 - Completely equipped with a new piping network and underfloor heating (2016) - High insulation values apply. The building is equipped with poured floors with very good sound and heat insulation - Equipped with mechanical ventilation and an intercom/video phone with LCD screen - The garden has the ideal sun position (late afternoon and evening sun), and the kitchen has morning sun. - Energy label C 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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