

Berlin – Wilhelmsruh

# Achtung Kapitalanleger: Stilvolle 1-Zimmer-Dachgeschosswohnung in Jugendstil-Altbau in Wilhelmsruh

Property ID: 24071048C



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**PURCHASE PRICE: 235.000 EUR • LIVING SPACE: ca. 40,31 m<sup>2</sup> • ROOMS: 1**

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## At a glance

Property ID	24071048C	Purchase Price	235.000 EUR
Living Space	ca. 40,31 m <sup>2</sup>	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Floor	4	Modernisation / Refurbishment	2023
Rooms	1	Condition of property	First occupancy
Bedrooms	1	Construction method	Solid
Bathrooms	1	Equipment	Balcony
Year of construction	2023		

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	189.70 kWh/m <sup>2</sup> a
Energy certificate valid until	19.08.2029	Energy efficiency class	F
Power Source	Gas	Year of construction according to energy certificate	1905

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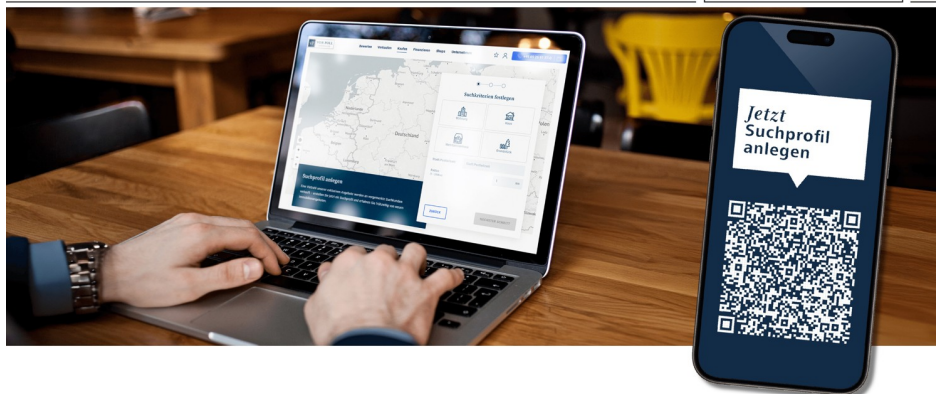




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## The property

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## A first impression

This exclusive 1-bedroom apartment in a historic stucco building from the Art Nouveau period in the leafy Pankow district of Wilhelmsruh offers investors an excellent investment opportunity. The attic apartment was created in 2023 as part of a comprehensive attic conversion and has approx. 40 m<sup>2</sup> of living space that meets the highest standards. With an achievable rental price of around €18 per m<sup>2</sup>, the property offers an attractive yield option. Upon entering the apartment, you first enter an inviting hallway. From here, the elegant solid oak parquet flooring in a single-strip herringbone pattern leads into the spacious old-style room. The bright kitchenette and the balcony with a view to the west complete the well thought-out floor plan. The apartment combines historic charm with modern fittings, including old Berlin moldings, a gas boiler and insulated double-glazed Velux top-hung windows with external blinds. The building was built in 1910 and has been in the family for over 100 years. Together with the neighboring house, it forms an architectural ensemble of the Art Nouveau period. The restored Art Nouveau façade, a wrought-iron entrance door and the preserved plasterwork emphasize the historic character of the house. The inner courtyard features granite paving, brick edging and a restored Art Nouveau fence, creating a historic atmosphere. Investors benefit from a stylish apartment with historical flair. The high-quality fittings, the modern loft conversion and the sought-after location in the up-and-coming Wilhelmsruh district make this property an interesting investment.



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## Details of amenities

- exclusive location in stylish stucco building
- first occupancy after loft conversion
- solid oak parquet flooring in herringbone pattern in all rooms and the hallway.
- zahna-Historie tiles laid in checkerboard pattern in the kitchen.
- heating pipes laid under plaster.
- new 4-sash Pax -historic wooden insulated windows with concealed fittings
- floor heating gas boiler installation 2021
- new meter cupboards in the basement with sub-distribution in the apartments
- velux windows as good as new with electric blinds
- balcony with view to the west

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## All about the location

Wilhelmsruh, a charming district in the popular residential district of Pankow, impresses with its excellent public transport connections and its idyllic, almost small-town atmosphere. Originally a villa suburb of Berlin, Wilhelmsruh has retained its historic charm despite the many changes of the last hundred years. The mostly two-storey buildings near the old village center reinforce this small-town feel. The 1-bedroom apartment is only about a 7-minute walk from Wilhelmsruh S-Bahn station, from where the S1 to Wannsee and the S26 to Teltow run. From here, you can reach the Friedrichstraße S+U station in just 17 minutes and the Potsdamer Platz S+U station in around 20 minutes. Other transportation hubs such as the Reinickendorf S-Bahn station and the Residenzstraße U-Bahn station are also nearby. Bus routes connect Wilhelmsruh with the Pankow S-Bahn station and the Residenzstraße and Kurt-Schumacher-Platz U-Bahn stations, among others. The surrounding area offers plenty of opportunities for recreation: Lake Wilhelmsruher See, the Garibaldi pond, Schönholzer Heide and Berlin's green belt are all within walking distance and are perfect for relaxing walks. A little further away, the Niederschönhausen Palace Park and the Bürgerpark offer additional recreational opportunities. The infrastructure in Wilhelmsruh is excellent. There are kindergartens, elementary school, numerous shopping facilities as well as a medical and care center and various medical practices in the immediate vicinity. Thanks to the convenient public transport connections, you can quickly reach both the countryside and Berlin city center. The Wilhelmsruh S-Bahn station is around 500 meters away and Friedrichstraße can be reached in around 17 minutes. Bus connections are also within walking distance. Wilhelmsruh thus offers a perfect mix of quiet living and quick access to Berlin's lively city center - a truly liveable district of Berlin-Pankow.

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## Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 19.8.2029. Endenergiebedarf beträgt 189.70 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1905. Die Energieeffizienzklasse ist F. MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 2 para. 1 no. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when a business relationship is established, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with Section 11 (4) GwG - for example by means of a copy. In the case of a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG. LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization. OUR SERVICE FOR YOU AS THE OWNER: If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.

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## Contact partner

For further information, please contact your contact person:

Ulf Sobeck

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