

Amsterdam

# Van Oldenbarneveldtstraat 54 F

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???? ?????: 1.250.000 EUR • ?????: ca. 149 m<sup>2</sup> • ?????: 3

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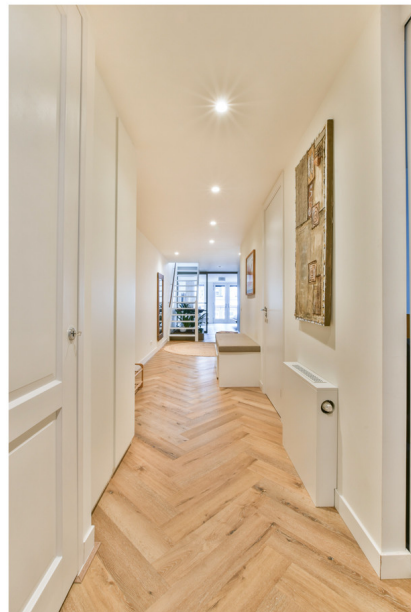
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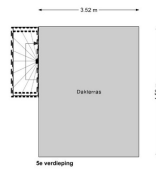
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SPACIOUSLY LAYOUT, SUPER BRIGHT AND LUXURY FINISHED DOUBLE UPPER HOUSE WITH 2 TERRACES, 2 BEDROOMS AND 2 BATHROOMS. THE LEASEHOLD HAS BEEN BOUGHT OFF PERPETUALLY!

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#### LAYOUT

You enter the spacious complex through the communal main entrance. The house is located on the third and fourth floors and can be reached via the stairs or one of the two elevators in the complex.

The entrance with a very spacious hall with nice planter/inside garden is on the 3rd floor. At the entrance you will find the first bedroom and the high-end renovated modern bathroom with toilet, sink and walk-in shower.

The gigantic master bedroom is located at the front and has a French balcony. You reach the second luxurious bathroom with shower, sink and toilet via a spacious walk-in closet. This bathroom was also finished with high-end materials such as large Porcelanosa tiles and textured beton cire wall finishings. Washing machine and dryer are available in the hall via a practical cupboard wall. There is a spacious internal storage room with a connection for the washing machine.

On the 4th floor you will find the large and very bright living room/kitchen of approx. 65 m<sup>2</sup> with oak wooden floor.

The modern kitchen with a stone counter top is equipped with various luxurious built-in appliances.

Sliding doors on the kitchen side provide access to the first terrace, which faces west: a great outdoor space that really functions as an extension of your living room!

The second (roof) terrace can be reached from the 4th floor via a fixed staircase, with great views over the city.

The apartment was largely renovated in 2021, with the 3rd floor almost completely renovated and cleverly redesigned by a Mexican architect.

The two bathrooms have been completely renovated, the layout has been partly adjusted and a new floor has been installed. The kitchen on the fourth floor has been completely renovated.

The apartment is part of a large and active Owners' Association, which is professionally managed. There is a current MJOP available, the monthly service costs are € 364.60.

The icing on the cake is that the seller has bought off the leasehold perpetually!

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LOCATION The house is located in the Van Oldenbarneveldtstraat in the popular Frederik Hendrikbuurt, within walking distance of the trendy Hugo de Grootplein and the popular Jordaan. There is of course no shortage of catering establishments: Hugo de Grootplein has a large number of popular restaurants or visit the immensely popular Hallen, which can be reached within a few minutes by bike via the bicycle bridge along the Kostverlorenvaart. In addition, there is a wide variety of shops around the corner on Frederik Hendrikstraat, Tweede Hugo de Grootstraat, Bilderdijkstraat and De Clercqstraat. The Frederik Hendrikbuurt borders the Jordaan and the center. The south side of the neighborhood borders Oud-West with a huge range of restaurants, cafes and nice terraces such as Morgan & Mees or the famous Noordermarkt. Amsterdam's famous Vondelpark and Westerpark are quickly accessible, but don't forget the beautiful Erasmus Park! So there is certainly no shortage of greenery. This location is easily accessible both by car via the Nassaukade or Jan van Galenstraat and by public transport and you can be in the center of Amsterdam in a few minutes by bike.

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SPECIAL FEATURES - 149 m2 living space (NEN2580 certificate available) - Duplex upper house on the third and fourth floor - Super bright! - ELEVATOR - Modern complex (2006) - Spacious layout - Living room with open kitchen (65 m2) - 2 terraces (19 m2 and 16 m2) - 2 bedrooms - 2 luxuriously renewed bathrooms, finished with large Porcelanosa tiles (and more) - Fully insulated, energy label A - Largely internally renovated in 2021 with help from an Mexican architect. The layout on the third floor is very clever! - Professional HOA / maintenance plan available - Service costs € 364.60 - LEASEHOL PAID OFF FOREVER - The large (high-end) pieces of furniture such as the sofa, dining table and bed can be purchased - Delivery: in consultation

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Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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De Lairessestraat 51 ???????????  
E-Mail: [info@von-poll.nl](mailto:info@von-poll.nl)

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