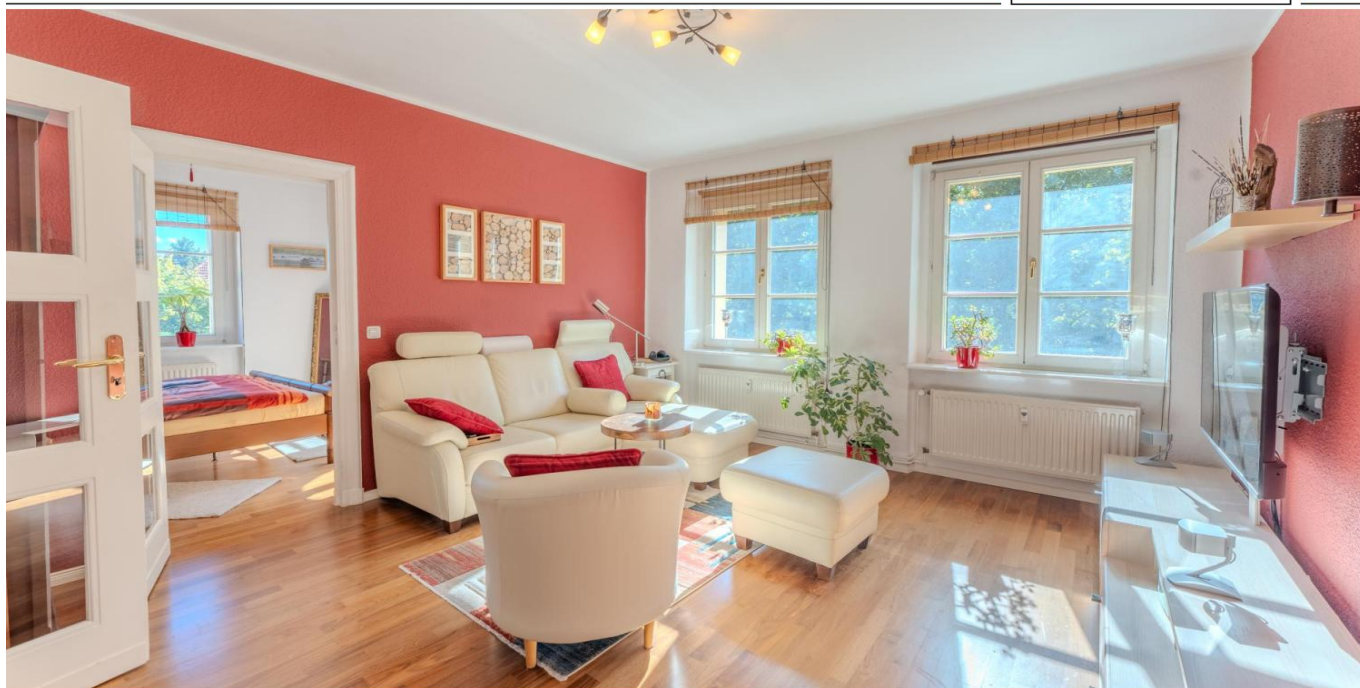


Berlin-Pankow – Niederschönhausen

Charmante und helle Wohnung mit tollem Ausblick in ruhiger Lage

Property ID: 25071053



www.von-poll.com

PURCHASE PRICE: 295.000 EUR • LIVING SPACE: ca. 57 m² • ROOMS: 2.5

Property ID: 25071053 - 13156 Berlin-Pankow – Niederschönhausen

- At a glance
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Property ID: 25071053 - 13156 Berlin-Pankow – Niederschönhausen

At a glance

Property ID	25071053	Purchase Price	295.000 EUR
Living Space	ca. 57 m²	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Floor	2		
Rooms	2.5		
Bedrooms	1	Modernisation / Refurbishment	1996
Bathrooms	1		
Year of construction	1927	Condition of property	Well-maintained
		Construction method	Solid
		Equipment	Built-in kitchen

Property ID: 25071053 - 13156 Berlin-Pankow – Niederschönhausen

Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Light natural gas	Final energy consumption	167.90 kWh/m²a
Energy certificate valid until	26.08.2029	Energy efficiency class	F
Power Source	Gas	Year of construction according to energy certificate	1927

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The property



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The property



Capital



MAKLER-KOMPASS

HEFT 10/2024

Top-Makler Berlin



Höchstnote für

von Poll Immobilien

Quelle: IIB Institut
IM TEST: 3.904 Makler

GÜLTIG BIS: 11/25

Property ID: 25071053 - 13156 Berlin-Pankow – Niederschönhausen

The property



Professionelle Immobilienbewertung
kostenfrei und unverbindlich

- ✓ Kompetente Wertermittlung vor Ort
- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ Aus Ihrer Region empfehlen uns unsere Kunden



Kundenbewertung **4,9**
★★★★★

Shop Berlin - Pankow | Florastraße 1 | 13187 Berlin | T.: 030 - 20 14 371 0 | pankow@von-poll.com

Property ID: 25071053 - 13156 Berlin-Pankow – Niederschönhausen

A first impression

This bright apartment in an attractive apartment building dating back to 1927 impresses with its successful room layout and, in particular, its charm. With a living space of approx. 57 m² and a friendly, light-flooded atmosphere, the property is ideal for singles, couples or discerning commuters looking for a high-quality living solution in pleasant surroundings. The apartment will be vacant at the end of the year.

Upon entering the bright apartment, you first enter the inviting hallway, from which most of the rooms are accessible. The apartment has a total of 2.5 rooms, including a spacious living room and a bedroom with an adjoining bay window area. This bay window not only offers additional space and light, but also opens up a beautiful view of the green surroundings.

The living spaces are well thought out and allow for versatile furnishing options. A bathroom with a window and the well-kept fitted kitchen complete the positive overall impression. Large window fronts ensure a pleasant incidence of light throughout the day, making the rooms appear particularly friendly. The current condition of the apartment, in combination with the various modernizations over the years and a new heating system, guarantees a contemporary standard and a well-kept overall appearance. The good parking facilities in the surrounding area should also be mentioned. It is also possible to rent a parking space in front of the door at any time.

Those who value a quiet retreat will feel particularly attracted by the location. The apartment is located in a quiet residential area that nevertheless offers good connections to the urban infrastructure and public transportation. Shopping facilities, doctors, cafés and restaurants are all within walking distance, which further enhances the living comfort.

You are welcome to arrange a viewing appointment with us to see this beautiful apartment for yourself.

Property ID: 25071053 - 13156 Berlin-Pankow – Niederschönhausen

Details of amenities

bezugsfrei zum Ende 2025 / Januar 2026

sehr ruhige Lage

schöner Ausblick

helle Wohnung

super Zustand

Einbauküche

gute Aufteilung der Zimmer

Badezimmer mit Fenster

schöner Erkerbereich

Property ID: 25071053 - 13156 Berlin-Pankow – Niederschönhausen

All about the location

The Rosenthal/ Niederschönhausen district is a preferred residential area due to its parks and upscale residential areas. Old buildings still predominate in the large detached house areas, the small villa districts and the apartment buildings, most of which date from the Wilhelminian era. There are also numerous new buildings in the form of city villas. Brosepark, Schlosspark Niederschönhausen, Bürgerpark and Schönholzer Heide invite you to take a walk, relax and keep fit. Further north is the Botanical Garden with its impressive greenhouses and botanical rarities. The newly built property is located in a quiet, small residential street with modern detached houses. There is no through traffic. Even at first glance, you can imagine how pleasant and relaxed life could be here.

The infrastructure offers everything you need for daily life in the immediate vicinity. Very good transport connections are provided by two streetcars and several bus services. You can reach the Pankow S+U station in approx. 15 minutes and the Friedrichstraße S+U station in approx. 30 minutes. Berlin city center is approx. 7 km away.

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Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 26.8.2029.

Endenergieverbrauch beträgt 167.90 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Erdgas leicht.

Das Baujahr des Objekts lt. Energieausweis ist 1927.

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 establishing a business relationship, 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 § 11 Para. 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.

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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.

Property ID: 25071053 - 13156 Berlin-Pankow – Niederschönhausen

Contact partner

For further information, please contact your contact person:

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To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com