

Berlin - Pankow - Heinersdorf

Future-proof, family-friendly detached house with 5 rooms

Property ID: 25071049N



www.von-poll.com

PURCHASE PRICE: 675.000 EUR • LIVING SPACE: ca. 121,2 m² • ROOMS: 5 • LAND AREA: 446 m²

Property ID: 25071049N - 13089 Berlin - Pankow - Heinersdorf

- **At a glance**
- **The property**
- **Energy Data**
- **A first impression**
- **Details of amenities**
- **All about the location**
- **Other information**
- **Contact partner**

Property ID: 25071049N - 13089 Berlin - Pankow - Heinersdorf

At a glance

Property ID	25071049N	Purchase Price	675.000 EUR
Living Space	ca. 121,2 m²	House	Single-family house / Detached house
Roof Type	Gabled roof	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Rooms	5	Modernisation / Refurbishment	2024
Bedrooms	4	Condition of property	Well-maintained
Bathrooms	2	Construction method	Solid
Year of construction	1996	Usable Space	ca. 24 m²
Type of parking	1 x Outdoor parking space	Equipment	Terrace, Built-in kitchen

Property ID: 25071049N - 13089 Berlin - Pankow - Heinersdorf

Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Liquefied gas	Final energy consumption	60.10 kWh/m ² a
Energy certificate valid until	21.02.2034	Energy efficiency class	B
		Year of construction according to energy certificate	1996

Property ID: 25071049N - 13089 Berlin - Pankow - Heinersdorf

The property



FÜR SIE IN DEN BETSEN LAGEN



VON POLL
FINANCE



Traumimmobilien und maßgeschneiderte Finanzierungen
– entdecken **Sie** die VON POLL Komplettlösung.

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

Leading
REAL ESTATE
COMPANIES
IN THE WORLD

www.von-poll.com/berlin-pankow

Property ID: 25071049N - 13089 Berlin - Pankow - Heinersdorf

The property



Property ID: 25071049N - 13089 Berlin - Pankow - Heinersdorf

The property



Property ID: 25071049N - 13089 Berlin - Pankow - Heinersdorf

The property



Property ID: 25071049N - 13089 Berlin - Pankow - Heinersdorf

The property



Property ID: 25071049N - 13089 Berlin - Pankow - Heinersdorf

The property



Property ID: 25071049N - 13089 Berlin - Pankow - Heinersdorf

The property

FÜR SIE IN DEN BETSEN LAGEN



VON POLL
IMMOBILIEN



**Ihre Immobilie, unser Schaufenster –
Professionelle Bewertung durch VON POLL IMMOBILIEN.**

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10



www.von-poll.com/berlin-pankow

Capital
MAKLER-KOMPASS
Top-Makler Berlin
★★★★★
Höchste Note für
von Poll Immobilien
Pankow

BELLEVUE
Best Property
Agents
2024

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: 25071049N - 13089 Berlin - Pankow - Heinersdorf

A first impression

Living in the countryside - close to the city and family-friendly. In this well-kept, solidly built detached house from 1996, you can expect a total of 5 bright rooms on approx. 121m² of living space. The property is located in a quiet residential area in the middle of a settlement characterized by detached houses and gardens and offers an ideal room layout for families.

In the lovingly landscaped garden to the south of the house, you can enjoy the peace and quiet or spend quality time with the family. A bicycle shed with two independent exits screens off the entrance area and can be used to store bicycles or garden tools. There is also a garden shed with a large covered terrace on the south side of the house. This north-facing and shaded terrace is also a very pleasant place to spend hot summer days. An outdoor parking space right next to the house offers space to park your car.

Take advantage of this opportunity and arrange a viewing appointment with us.

Property ID: 25071049N - 13089 Berlin - Pankow - Heinersdorf

Details of amenities

- Solid construction incl. high-quality clinker facade
- 5 rooms and two bathrooms
- large south-facing terrace approx. 25 m² and additional shaded terrace at the garden house approx. 9 m²
- south-facing garden
- extra bicycle shed
- solid garden shed
- 1 car parking space
- rainwater cistern

Numerous modernization measures

- 2011 Installation of electric external roller shutters for all three roof windows
- 2019 Renewal of Viessmann gas condensing boiler
- 2020 Replacement windows west side
- 2023 Installation of 800W micro-solar system
- 2023 Installation of vinyl parquet on ground floor and attic
- 2024 Replacement of three-part bay window element with 3 panes of insulating glazing incl. Installation of radio-controlled electric external blinds

Property ID: 25071049N - 13089 Berlin - Pankow - Heinersdorf

All about the location

The district of Berlin - Pankow is one of the most popular districts in Berlin with the highest growth rates. Green and yet close to the city, Heinersdorf is the link between Berlin Weißensee and the Pankow district. Dominated by detached and semi-detached houses with many historic allotment gardens, which have always been popular with Berliners, Heinersdorf presents itself as a small village in the city. Various shopping facilities as well as schools and daycare centers can be found in the nearby old town center of Heinersdorf. There are good transport links to the city and the surrounding area of Berlin. The Prenzlauer Alle (B109) takes about 20 minutes to reach the center of Berlin by car, and the A114 feeder road to the Berliner Ring is just a few minutes away. Public transportation is available with the X54 bus or the 158 bus and the M2 streetcar or the M12 and M27 within a 14-minute walk.

Extensive green spaces and attractive parks in and around Berlin-Pankow are popular excursion destinations and make the district attractive not only for families with children. The Weißer See lake is just as easy to reach and promises pleasant cooling on hot summer days with its outdoor pool, and golfers are also offered an attractive leisure option at the nearby "Sepp Maier" Berlin-Pankow golf resort.

Property ID: 25071049N - 13089 Berlin - Pankow - Heinersdorf

Other information

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.

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.

Property ID: 25071049N - 13089 Berlin - Pankow - Heinersdorf

Contact partner

For further information, please contact your contact person:

Ulf Sobeck

Florastraße 1, 13187 Berlin

Tel.: +49 30 - 20 14 371 0

E-Mail: berlin.pankow@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com