

Amsterdam

# Hoofdweg 23

CODE DU BIEN: NL26185605



PRIX D'ACHAT: 1.100.000 EUR • SURFACE HABITABLE: ca. 126 m<sup>2</sup>

**CODE DU BIEN: NL26185605 - 1058AW Amsterdam**

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## En un coup d'œil

CODE DU BIEN	NL26185605
Surface habitable	ca. 126 m <sup>2</sup>
Chambres à coucher	4
Salles de bains	1
Année de construction	1927

Prix d'achat	1.100.000 EUR
Type	Appartement
État de la propriété	Bon état
Surface de plancher	ca. 358 m <sup>2</sup>

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## La propriété



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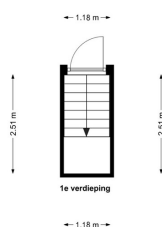
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# La propriété

VON POLL  
REAL ESTATE

\*Deze plattegronden zijn zorgvuldig vervaardigd t.b.v. promotionele doeleinden.  
Aan deze plattegronden kunnen geen rechten worden ontleend.  
Kantoor Amsterdam De Lairessestraat 51 1071 NT Amsterdam  
Kantoor Den Haag Bankstraat 2 2585 EN Den Haag



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VON POLL  
REAL ESTATE

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Kantoor Amsterdam

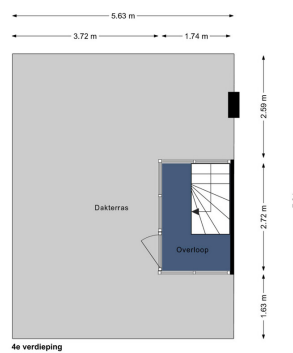
De Lairesestraat 51

1071 NT Amsterdam

Kantoor Den Haag

Bankastraat 2

2585 EN Den Haag

VON POLL  
REAL ESTATE

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Kantoor Amsterdam

De Lairesestraat 51

1071 NT Amsterdam

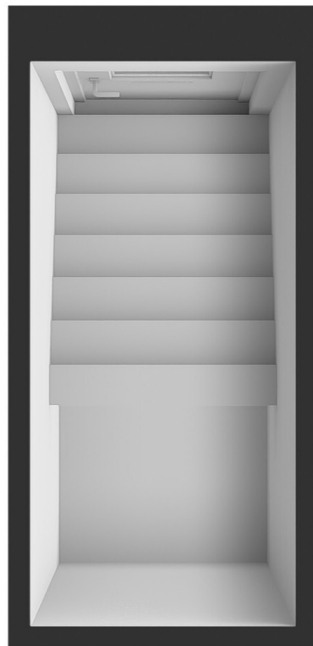
Kantoor Den Haag

Bankastraat 2

2585 EN Den Haag

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## **Une première impression**

Situated within a beautiful and characteristic pre-war building dating from 1927, this charming and exceptionally well-maintained double upper-level apartment of approximately 126 m<sup>2</sup> offers a perfect combination of style, comfort and space. The apartment was completely renovated in 2017 and finished using high-quality materials throughout. Thanks to the generous living areas, four full-sized bedrooms and multiple outdoor spaces, this is a particularly comfortable home that is ready for immediate occupancy.

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## Détails des commodités

The private entrance is located on the first floor and provides access to the second floor via an internal staircase. Here you will find a landing with a separate toilet. Elegant steel-framed double doors open into the spacious living area. Thanks to the large windows and balconies at both the front and rear (west-facing), the apartment enjoys an exceptional amount of natural light.

The semi-open kitchen is located at the rear and is equipped with all conceivable built-in appliances.

The third floor offers four well-proportioned bedrooms, with two located at the front and two at the rear. The stylish bathroom features a bathtub, spacious walk-in shower and double washbasin. This floor also includes a separate toilet and a laundry room housing the central heating boiler.

The principal bedroom at the rear features French doors opening onto the west-facing balcony.

A fixed staircase provides access to the generous roof terrace of approximately 35 m<sup>2</sup> — a wonderful place to enjoy outdoor living in complete privacy.

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## **Tout sur l'emplacement**

**This double upper-level apartment is located on Hoofdweg in the popular De Baarsjes district. The surrounding area offers a wide variety of shops, restaurants and charming cafés. For daily shopping, the Overtoom, Baarsjesweg, Postjesweg, Kinkerstraat and Ten Katemarkt are all within easy reach. Both the Vondelpark and Rembrandtpark are within walking distance.**

**Within approximately ten minutes by bicycle, both Leidseplein and De Pijp can be reached. The property also benefits from excellent public transport connections thanks to multiple tram and bus lines nearby. Major roads including Surinameplein, Amstelveenseweg and Overtoom provide quick access to the A10 ring road, A4 motorway, Zuidas business district, Amsterdam city centre and Schiphol Airport.**

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## **Plus d'informations**

**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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## Contact

**Pour de plus amples informations, veuillez contacter votre personne de contact :**

**Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden**

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**De Lairesestraat 51, 1071 NT Amsterdam**

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**E-Mail: [info@von-poll.nl](mailto:info@von-poll.nl)**

*Vers la clause de non-responsabilité de von Poll Immobilien GmbH*

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