

Amsterdam

# Leidsekade 61 3

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???? ?????: 1.200.000 EUR • ?????: ca. 131 m<sup>2</sup> • ?????: 5

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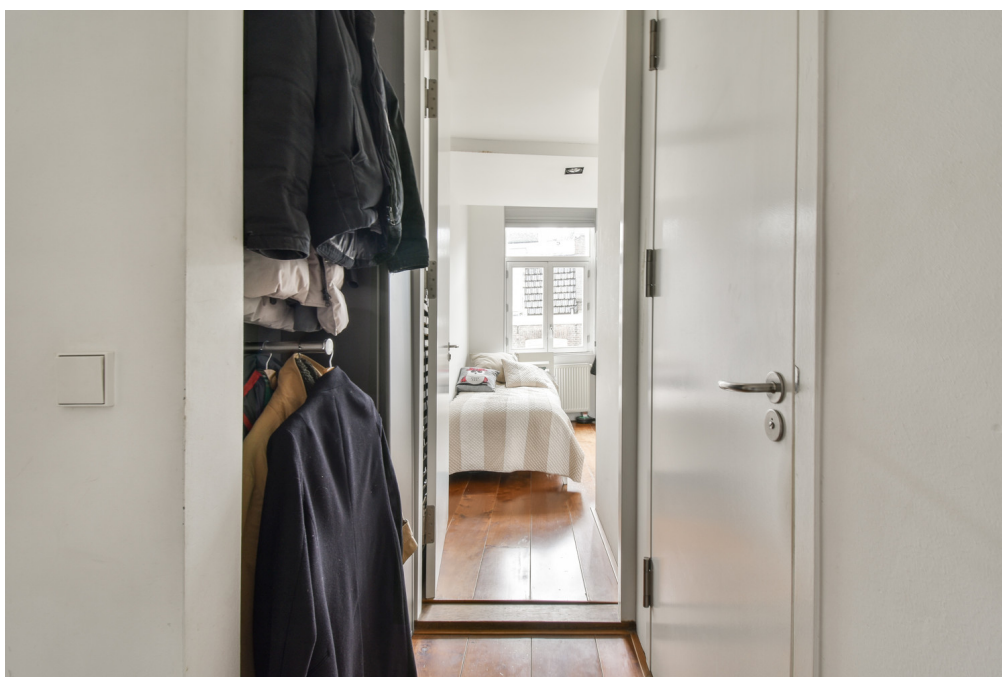
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Located in the center of Amsterdam on the Singelgracht, we offer this renovated under architecture (Prosman) rebuilt upstairs apartment ( 131m²) with terrace on the fourth floor ground floor to floor.

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Communal entrance, entrance to the apartment on the third floor. When you enter, you'll find the checkroom for all your coats and shoes. Upon entering you will immediately notice the light and the height of the ceilings, where the sense of space is enhanced by the fact that the living room had wide windows overlooking the Singelgracht. Either from inside or from the French balcony and beautiful modern/luxury kitchen equipped with all appliances, dishwasher, fridge/freezer oven and gas stove (MIELE).

The living room has two fireplaces where 1 fireplace is equipped with gas connection, for a possible gas fireplace.

At the rear of the home is the bedroom/workroom for possible guests or work at home. Next to this room is the guest bathroom equipped with shower, towel radiator and sink and a separate toilet is located next to the bathroom.

Through internal stairs you reach the fourth floor where you will find the LOFT-like open space, the MASTER bedroom. This room is more than very spacious and very pleasantly equipped, with ground floor roof terrace where you can enjoy the sun all day.

To complete, the LOFT space is located at the rear jacuzzi for the ultimate vacation feeling in your own home.

Also practical storage space is thought, next to the bathroom is the closet which is equipped with washer and dryer connections.

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The house is within walking distance of the Jordaan/Nine Streets and Old West district.  
On Saturday you can go to the Noordermarkt, the Hallen, various museums or stay at home and enjoy the magnificent view over the Singelgracht.

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- The living room is at the front with charming awnings - Service costs € 100, - per month  
- Own ground - Small VvE - Completely rebuilt under architecture of the buro Prostman  
This information has been carefully compiled by us. However, no liability is accepted for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All dimensions and surface areas given are indicative only. Buyer has its own duty to investigate all matters of importance to it. With regard to this property the real estate agent is advisor to the seller. We advise you to use an expert (NVM) real estate agent to guide you through the purchase process. If you have specific wishes regarding the house, we advise you to make these known to your buying broker in good time and to do your own research on this matter. If you do not engage an expert representative, you are deemed by law to be expert enough to oversee all matters of importance. The NVM conditions apply.

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Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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De Lairesestraat 51 ???????????

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*To Disclaimer of von Poll Immobilien GmbH*

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