

## Amsterdam

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???? ??????: **1.300.000 EUR** • ??????????: **ca. 144 m<sup>2</sup>** • ??????????: **6**

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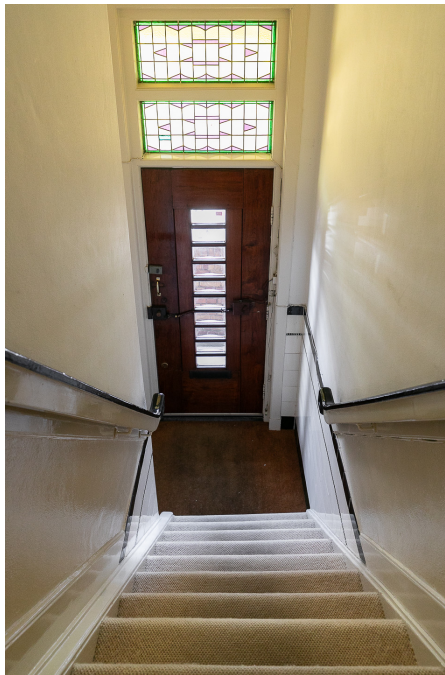
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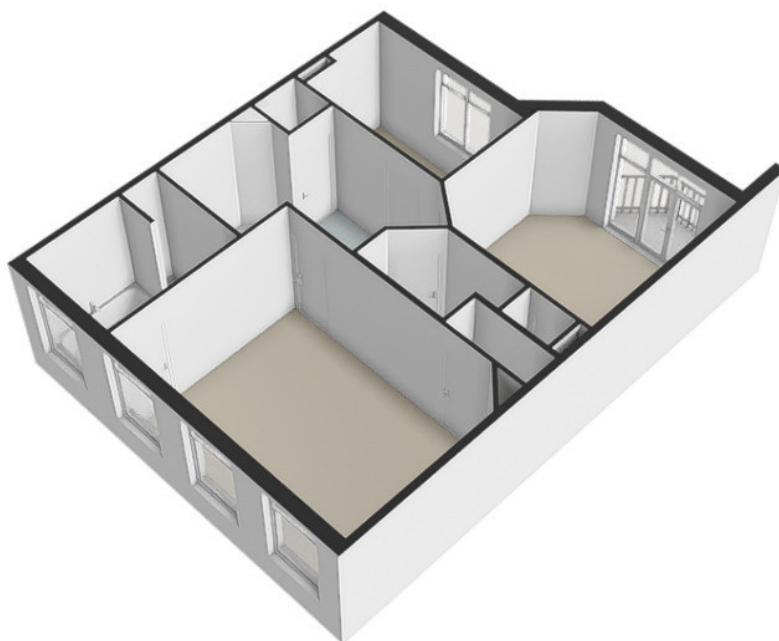
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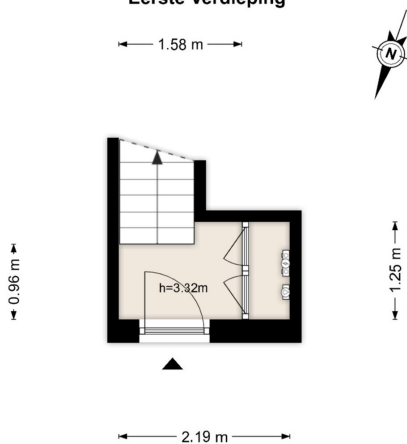


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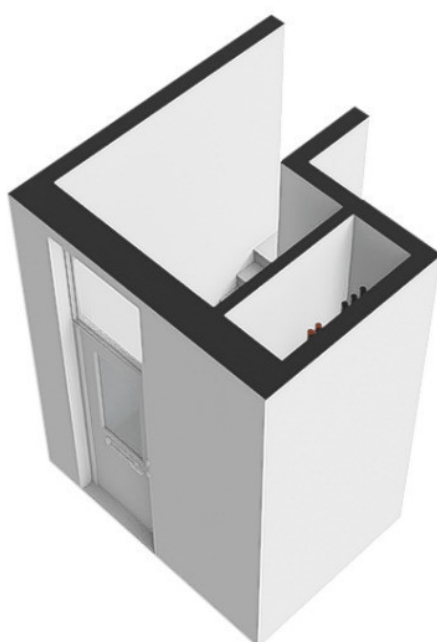
Hacquartstraat 5 A - Amsterdam  
Eerste Verdieping



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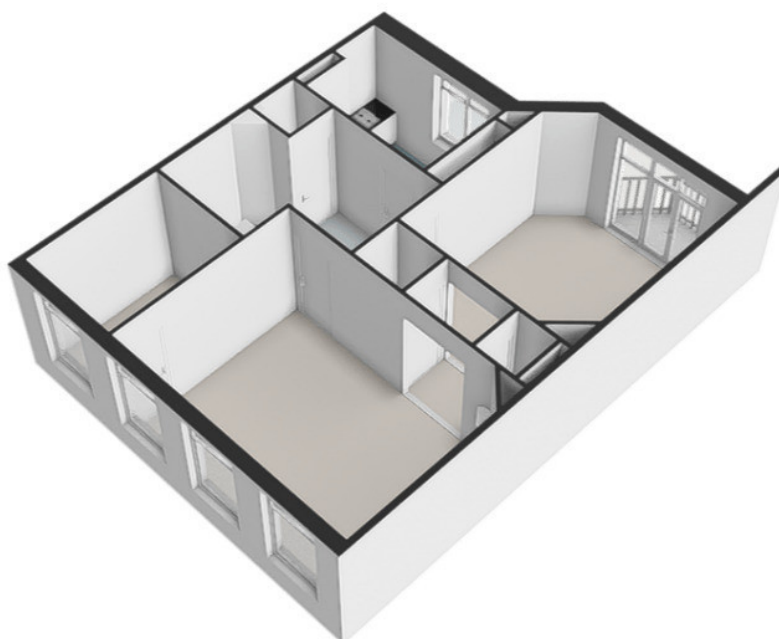


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Charming and light top floor house of 144 m<sup>2</sup> in the charming Hacquartstraat in Amsterdam-Zuid. This lovely top floor house with classic details and lots of light immediately feels like a warm home. It has three bedrooms, a quiet study, a spacious living/dining room and a separate kitchen. Authentic elements such as marble fireplaces, moldings, stained glass and cozy wood stoves have been preserved.

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The stately bluestone staircase leads to your own entrance on the first floor.

A well-maintained staircase with wide stairs takes you to the first floor.

The hall – with toilet and washbasin – provides access to both the kitchen and the spacious living/dining room. This beautiful space extends from front to back.

The dining room, overlooking green courtyards, is located at the sunny rear of the apartment and has, in addition to classic moldings, an original mantelpiece. The balcony, wonderfully situated on the south, can be reached through the French doors.

At the front is the spacious living room, also with an original mantelpiece and two cozy wood stoves. From here you look out over the charming Hacquartstraat, with its characteristic black and white tiled buildings. Adjacent is the quiet study, the ideal place to work in a concentrated manner. Both the living/dining room and the study have a beautiful oak floor.

On the second floor there are three spacious and bright bedrooms. One of the bedrooms has French doors to a second balcony.

The bedrooms offer plenty of space for closets and the bedroom at the front is truly spacious.

From here you have direct access to the bathroom, which is equipped with a bath, shower and sink. There is a separate toilet in the hall.

Finally, there is a practical indoor storage room with the washing machine/dryer connection.

The VvE consists of 2 members, with the ground floor.



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In one of the most characteristic parts of Amsterdam Oud-Zuid you will find the Hacquartstraat - a green, serene street known for its unique architecture by Philip Warners and Gerrit-Jan Rutgers, with houses with characteristic black and white tiled facades. This street is sheltered but central, right between the lively Cornelis Schuytstraat and the quiet Banstraat. The immediate area offers everything you need. From artisanal specialty shops such as a baker, greengrocer and butcher to a wide selection of boutiques, luxury shops and fine restaurants - including on the Beethovenstraat, the Cornelis Schuytstraat and the well-known P.C. Hooftstraat. The Vondelpark, the Museumplein and the Concertgebouw are also easily accessible on foot. This is an ideal location for families, with several excellent (primary) schools, sports clubs and childcare facilities within walking distance. In terms of accessibility, you are in an excellent position here: public transport (tram and bus) is nearby, Zuid-WTC Station is easily accessible by bike and by car you are on the Ring A10 in no time. Parking is possible with a permit or paid on the street.

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Special features - Living area 144 m2 (NEN-2580 certificate available) - Private entrance - 2 balconies at the rear - 3 bedrooms and a study - Situated on leasehold land. The rent is € 1,692.43 per year plus inflation until 2046 - The monthly service costs are € 175 per month - Delivery in consultation 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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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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