



AMSTERDAM

LINDENGRACHT 147-2

1015 KE, AMSTERDAM





The Agency is pleased to offer this efficiently laid-out one-bedroom apartment of approximately 41 m², situated on freehold land on the much-loved Lindengracht in the Jordaan.

APPROX. 41 M² | 1 BEDROOM | 1 BATHROOM

LAYOUT

This apartment has been designed with great practicality, making optimal use of every square meter. Through the communal staircase you reach the entrance on the second floor. The hallway provides access to all rooms and includes several tall built-in cupboards, as well as a separate toilet.

At the front of the apartment is the bright living room with three tall windows that allow plenty of natural light to flow in. The semi-open kitchen, arranged in a practical L-shape, is equipped with all necessary built-in appliances.

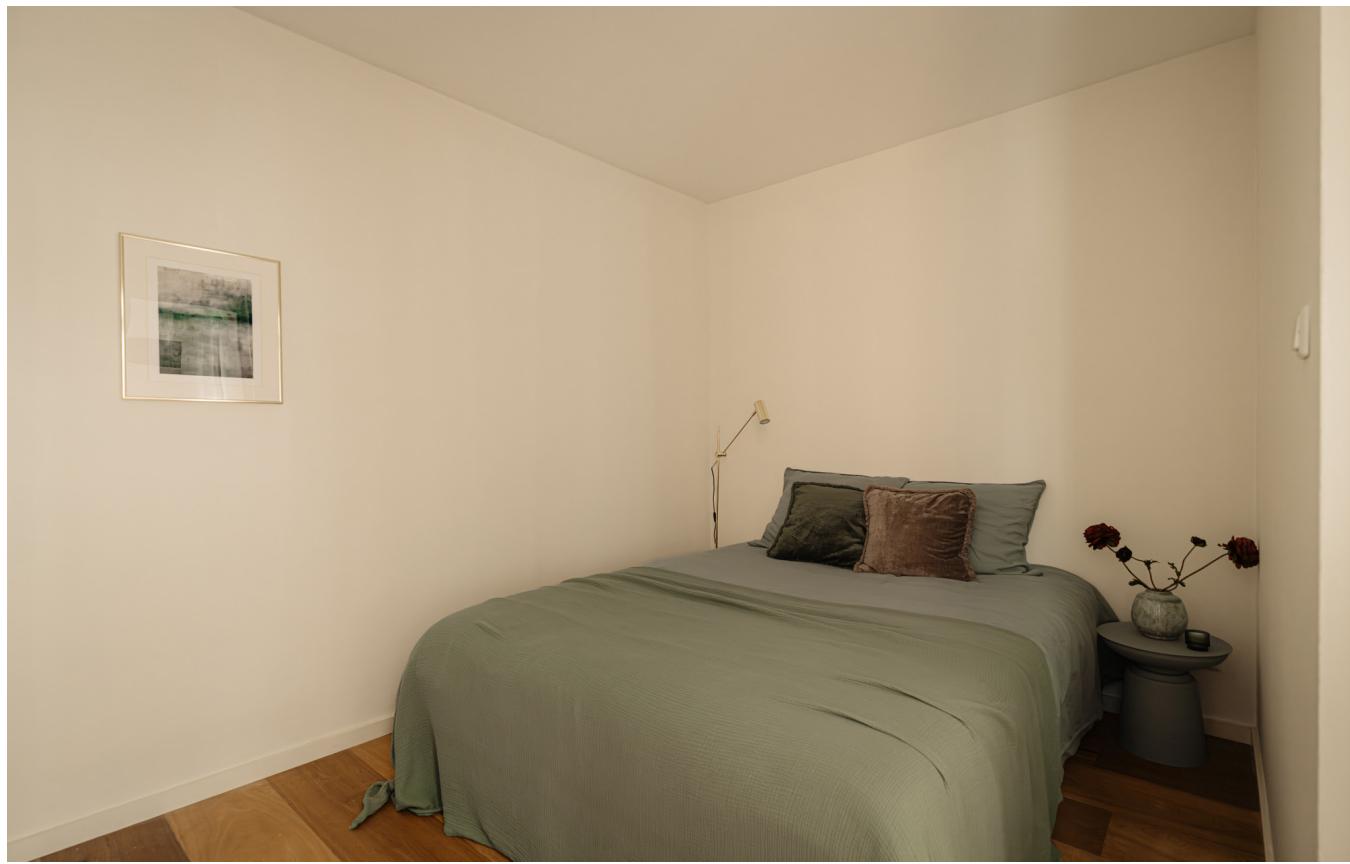
At the rear you will find the quietly situated bedroom, fitted with a wide built-in wardrobe. The bathroom is accessed from the hallway and has been efficiently designed, allowing space for a comfortable bathtub. It further features a washbasin cabinet, towel radiator, and a built-in cupboard with washing machine connection.

The apartment is located in a characteristic building dating from 1934, which was renovated in 2016. It features double glazing (energy label C) and an oak wooden floor. In addition, the entire apartment was freshly repainted from the inside in November, making it feel bright and move-in ready!







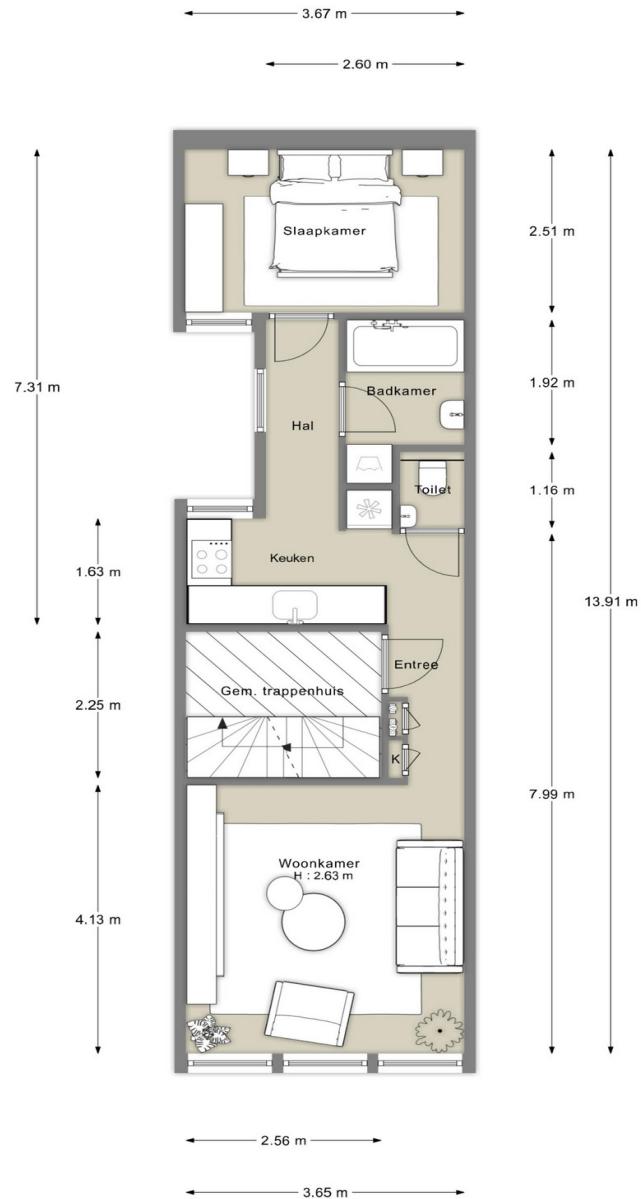








Tweede verdieping



"De oppervlakte is met grootst mogelijke zorgvuldigheid gemeten,
echter biedt geen garantie en er kunnen geen rechten aan ontleend worden"
Van Roemburg & Woning Diagnose

SPECIFICATIONS

- Located on freehold land (no ground lease);
- Separate bedroom and bathroom with bathtub;
- Energy label C;
- Service charges: € 60.89 per month;
- Located in the heart of the Jordaan;
- Quick delivery possible.

CADASTRAL DATA

Amsterdam

Section: L

Plot number: 8364

Index: 7

53/255

LOCATION

Lindengracht is located in the heart of the Jordaan, between the Lijnbaansgracht and the Prinsengracht. A highly sought-after area with numerous specialty shops, cafés, restaurants, and boutiques. The trendy Haarlemmerstraat and Haarlemmerdijk are just around the corner, as are the Noordermarkt and the charming historic streets of the Jordaan.

Accessibility is excellent thanks to nearby bus and tram connections and Amsterdam Central Station. Parking is via the permit system.



DISCLAIMER

Measurement instruction

The property has been measured according to the Measurement Instruction based on the NEN 2580 standard. This instruction is intended to provide a uniform indication of usable floor area. While the measurement was carried out by a reliable professional company, discrepancies may arise due to interpretation differences, rounding, or practical limitations during measurement. The buyer indemnifies The Agency Amsterdam and the seller against any deviations in the reported measurements. The buyer acknowledges having had the opportunity to (have) the property measured in accordance with NEN 2580.

Disclaimer

All information has been compiled with care by The Agency Amsterdam. Nevertheless, The Agency Amsterdam accepts no liability for any incompleteness or inaccuracies, nor for the consequences thereof. The buyer is expected to conduct their own due diligence regarding all matters that are important to them. We strongly



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