

Amsterdam

Oude Looiersstraat 22 H

Price € 510.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



BUY. SELL. RENT. HELPING YOU MAKE ALL THE RIGHT MOVES.

About

OUDE LOOIERSTRAAT 22 H

- English text below -

Deze charmante begane grond woning van circa 53 m² met patio en eigen entree is gelegen midden in de geliefde Jordaan, in het hart van stadsdeel Amsterdam Centrum!

Het goed onderhouden appartement, gelegen op eigen grond, beschikt over een lichte woonkamer met open keuken, een moderne badkamer, een ruime slaapkamer en een fijne patio waar je in de middag heerlijk van de zon kunt genieten. In 2009 is het gehele complex grondig gerenoveerd, waarbij tevens de fundering is vernieuwd.

De ligging is werkelijk ideaal. Om de hoek bevinden zich de Elandsgracht en de sfeervolle "Negen Straatjes", bekend om hun unieke winkels, gezellige cafés en uitstekende restaurants. Het Anne Frank Huis en de imposante Westerkerk liggen op enkele minuten loopafstand. Daarnaast zijn het Westerpark, het Vondelpark en het Museumplein snel en eenvoudig te bereiken. Ook de bereikbaarheid is uitstekend, met diverse tram-, bus-, metro- en treinverbindingen (Centraal Station) in de directe omgeving.

Ben je op zoek naar een sfeerful appartement midden in het centrum, met een eigen buitenruimte én de rust van een beschutte ligging, terwijl alle voorzieningen binnen handbereik zijn? Dan is dit jouw kans!

Indeling:

Eigen entree met toegang tot de woning op de begane grond. Daarnaast is er een tweede toegangsdeur via het gezamenlijke trappenhuis.

Wat meteen opvalt, is de unieke raampartij aan de voorzijde, die zorgt voor een authentieke uitstraling.

Bij binnenkomst stap je in de lichte woonkamer met open keuken, gelegen aan

de achterzijde van de woning. De keuken is voorzien van diverse inbouwapparatuur, waaronder een 5-pits gasfornuis, RVS-afzuigkap, vaatwasser, koel-/vriescombinatie en een combi-oven/magnetron.

De badkamer is uitgerust met een inloofdouche, wastafelmeubel en toilet.

Naast de badkamer bevindt zich een ruime bergkast met aansluitingen voor de wasmachine en de cv-ketel.

De royale slaapkamer ligt aan de achterzijde, beschikt over twee ruime kledingkasten en biedt toegang tot de patio.

Het grootste deel van de woning is voorzien van een fraaie eikenhouten vloer.

Bijzonderheden:

- Gelegen op eigen grond, geen erfpacht;
- Woonoppervlakte ca. 53 m²
- Besloten tuin van ca. 12 m²;
- Energielabel C;
- Bouwjaar 1838, volledig gerenoveerd in 2009;
- Nieuwe fundering in 2009;
- C.V.-ketel (Intergas Kombi Kompakt HRE), bouwjaar 2021;
- De VvE Oude Looiersstraat 22 wordt in eigen beheer gevoerd en bestaat uit 3 appartementsrechten. De maandelijkse servicekosten bedragen € 150,-;
- Niet zelfbewoningsclausule van toepassing.

Nieuwsgierig geworden? Wij maken graag een afspraak met je!

Aanvaarding per direct.



This charming ground-floor apartment of approximately 53 m², featuring a private entrance and a patio, is located in the highly sought-after Jordaan area, in the heart of Amsterdam's city center.

The well-maintained apartment, situated on freehold land (no leasehold), offers a bright living room with an open-plan kitchen, a modern bathroom, a spacious bedroom, and a pleasant patio where you can enjoy the afternoon sun. The entire complex was thoroughly renovated in 2009, including the renewal of the foundation.

The location is truly ideal. Just around the corner you will find the Elandsgracht and the picturesque "Nine Streets," renowned for their unique boutiques, cozy cafés, and excellent restaurants. The Anne Frank House and the impressive Westerkerk are only a few minutes' walk away. In addition, Westerpark, Vondelpark, and Museumplein are all easily and quickly within reach. Accessibility is excellent, with various tram, bus, metro, and train connections (Central Station) in the immediate vicinity.

Are you looking for a charming ground floor apartment in the city center, with private outdoor space, new foundation, no land lease, and the tranquility of a sheltered setting, with countless amenities within easy reach? Then this is your opportunity!

Layout:

Private entrance with access to the ground-floor apartment. There is also a second entrance via the communal stairwell. What immediately stands out is the unique window frontage at the front, giving the property an authentic character.

Upon entering, you step directly into the bright living room with an open-plan kitchen, located at the rear of the property. The kitchen is equipped with various built-in appliances, including a 5-burner gas stove, stainless steel extractor hood, dishwasher, fridge-freezer combination, and a combination oven/microwave.

The bathroom features a walk-in shower, vanity unit, and toilet. Next to the bathroom is a spacious storage cupboard with connections for a washing machine and the central heating boiler.

The generously sized bedroom is located at the rear, includes two large wardrobes, and provides direct access to the patio. Most of the apartment is fitted with beautiful oak, wooden floors.

Details:

- **Freehold** property (no ground lease);
- Living area approx. 53 m²;
- Private patio/garden of approx. 12 m²;
- Energy label C;
- Built in 1838, completely renovated in 2009;
- New foundation in 2009;
- Central heating boiler (Intergas Kombi Kompakt HRE), installed in 2021;
- VvE Oude Looiersstraat 22 is self-managed and consists of 3 apartment rights; monthly service charges are €150.-;
- Non-residential clause applies.

Curious? We are happy to make an appointment with you!

Acceptance immediately.



Features

OUDE LOOIERSTRAAT 22 H
1016 VJ AMSTERDAM

Construction

Type	Ground floor apartment
Year of construction	1838
Maintenance inside	good
Maintenance outside	good
Energy rating	C

Areas and capacity

Living area	Approx 53m ²
Capacity	Approx 214.92m ³
Outdoor space	Approx 12m ²

Layout

Number of rooms	2
Bedrooms	1
Floors	1

Location

Amsterdam Center

Other features

- Freehold property (no ground lease)
- Private patio/garden
- Energy label C
- Completely renovated in 2009
- Ground Floor apartment







Facade



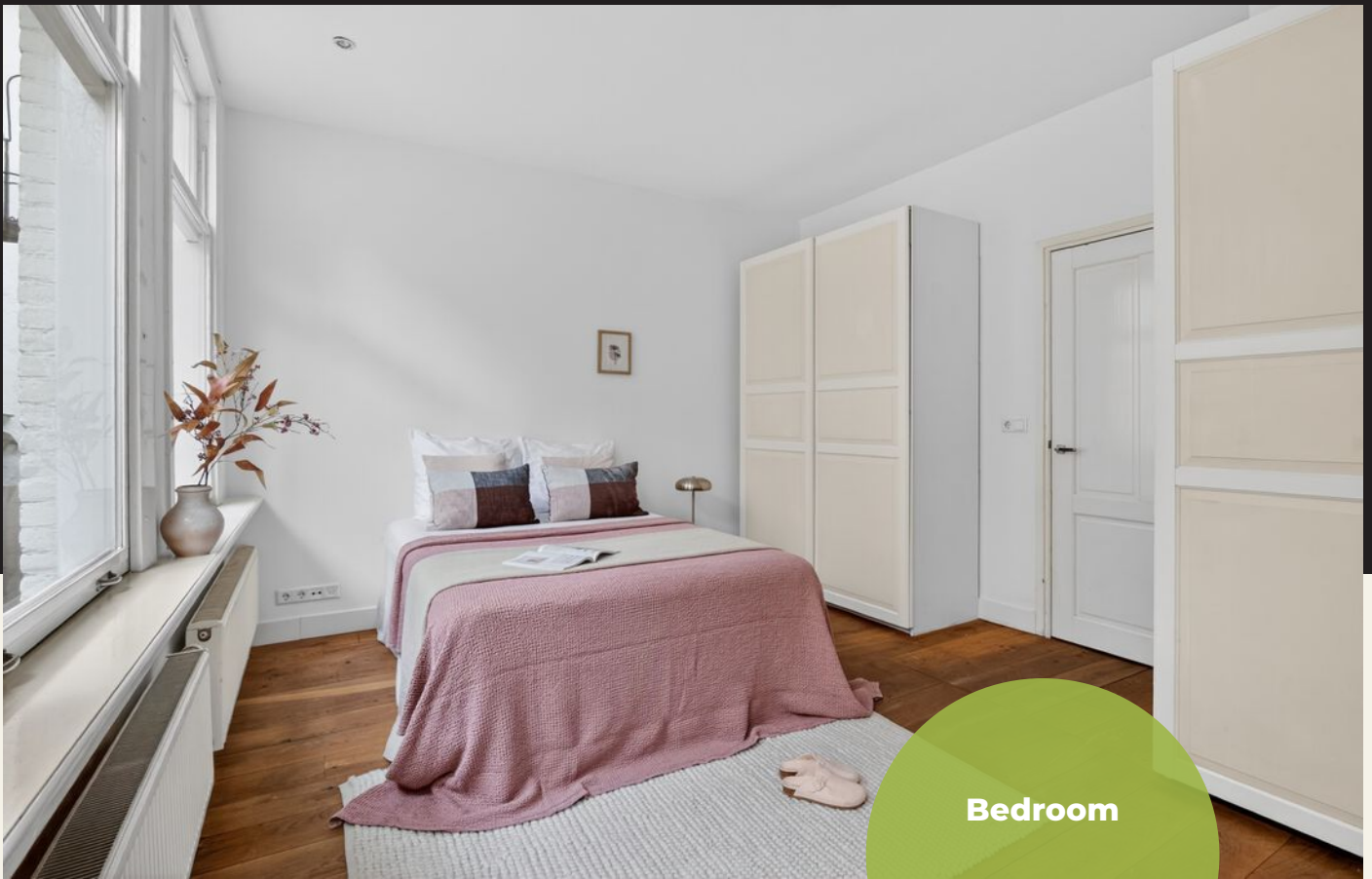


Living Area







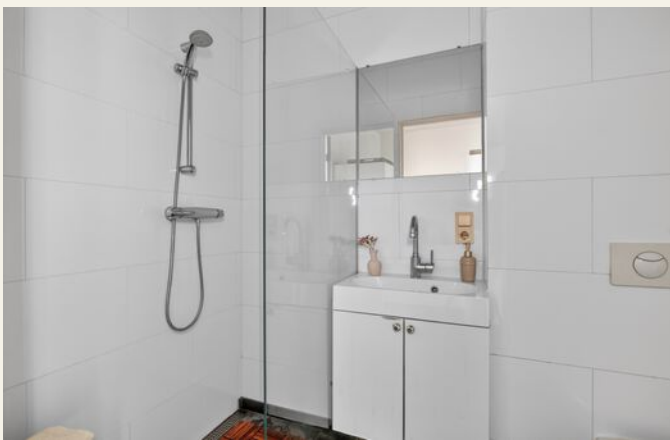


Bedroom





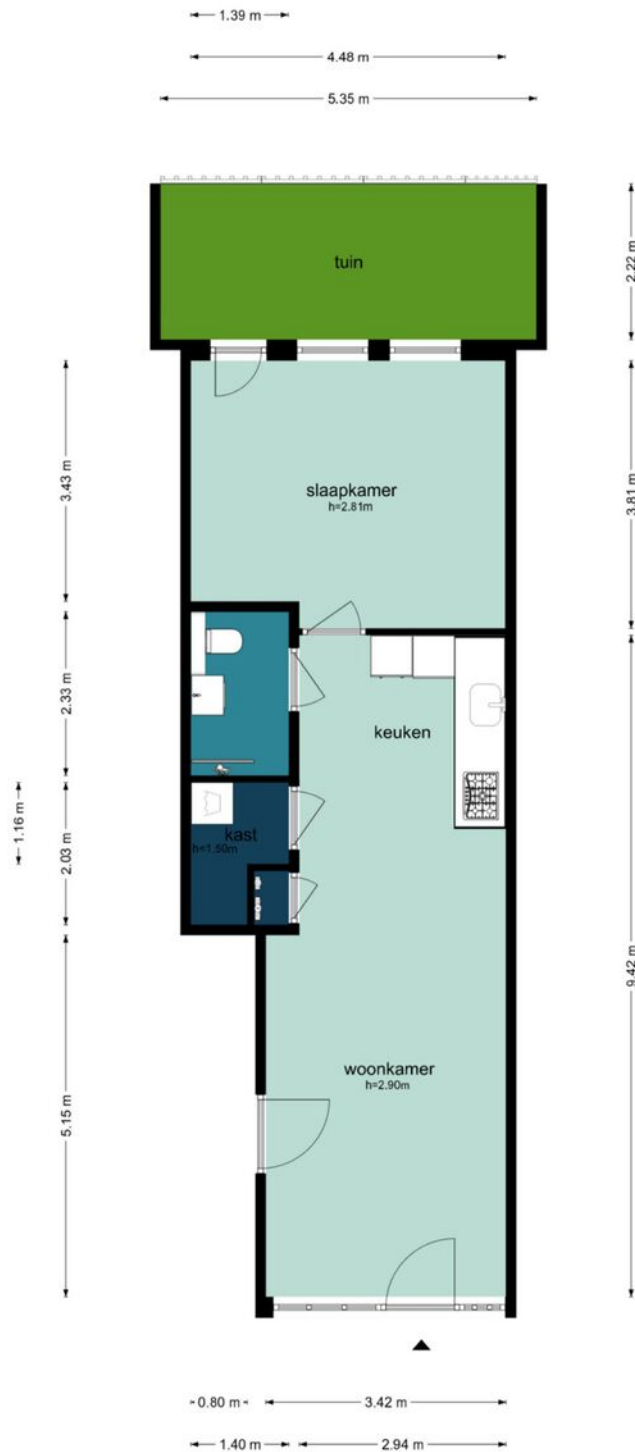




Floorplan

OUDE LOOIERSSTRAAT 22 H

Oude Looiersstraat 22hs - Amsterdam
Begane Grond



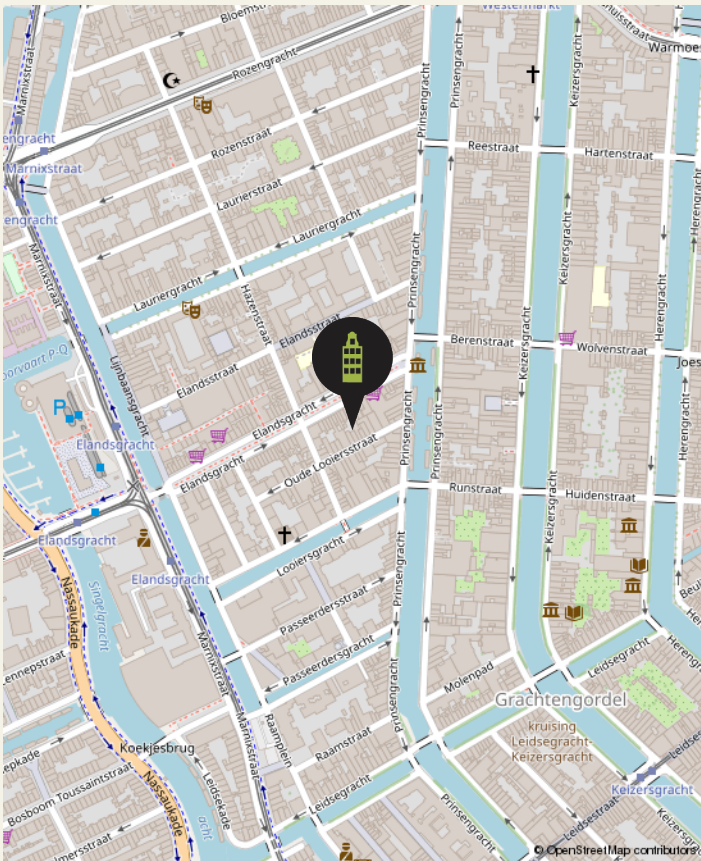
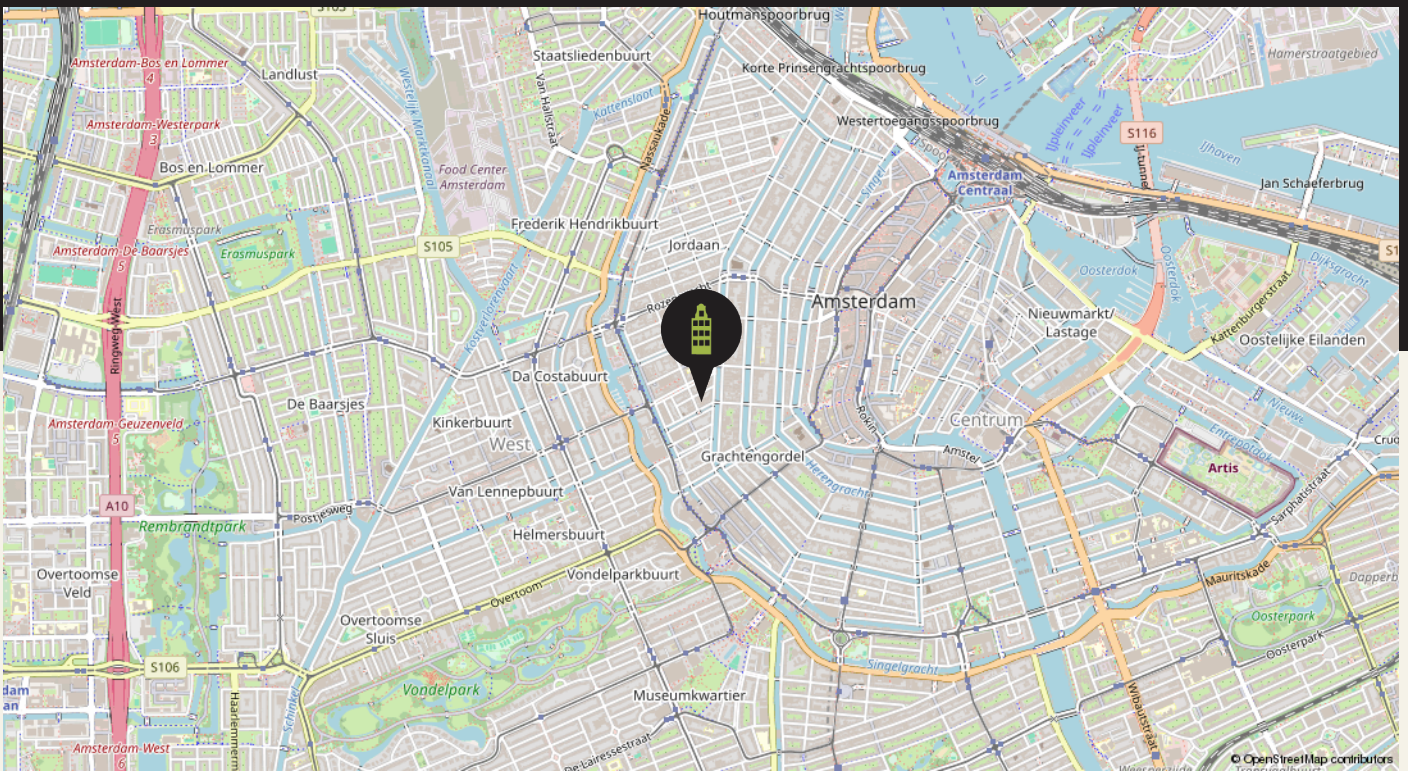
De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
Aan de plattegronden kunnen geen rechten worden ontleend.
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Floorplan

OUDE LOOIERSTRAAT 22 H



The location of OUDE LOOIERSSTRAAT 22 H 1016 VJ AMSTERDAM

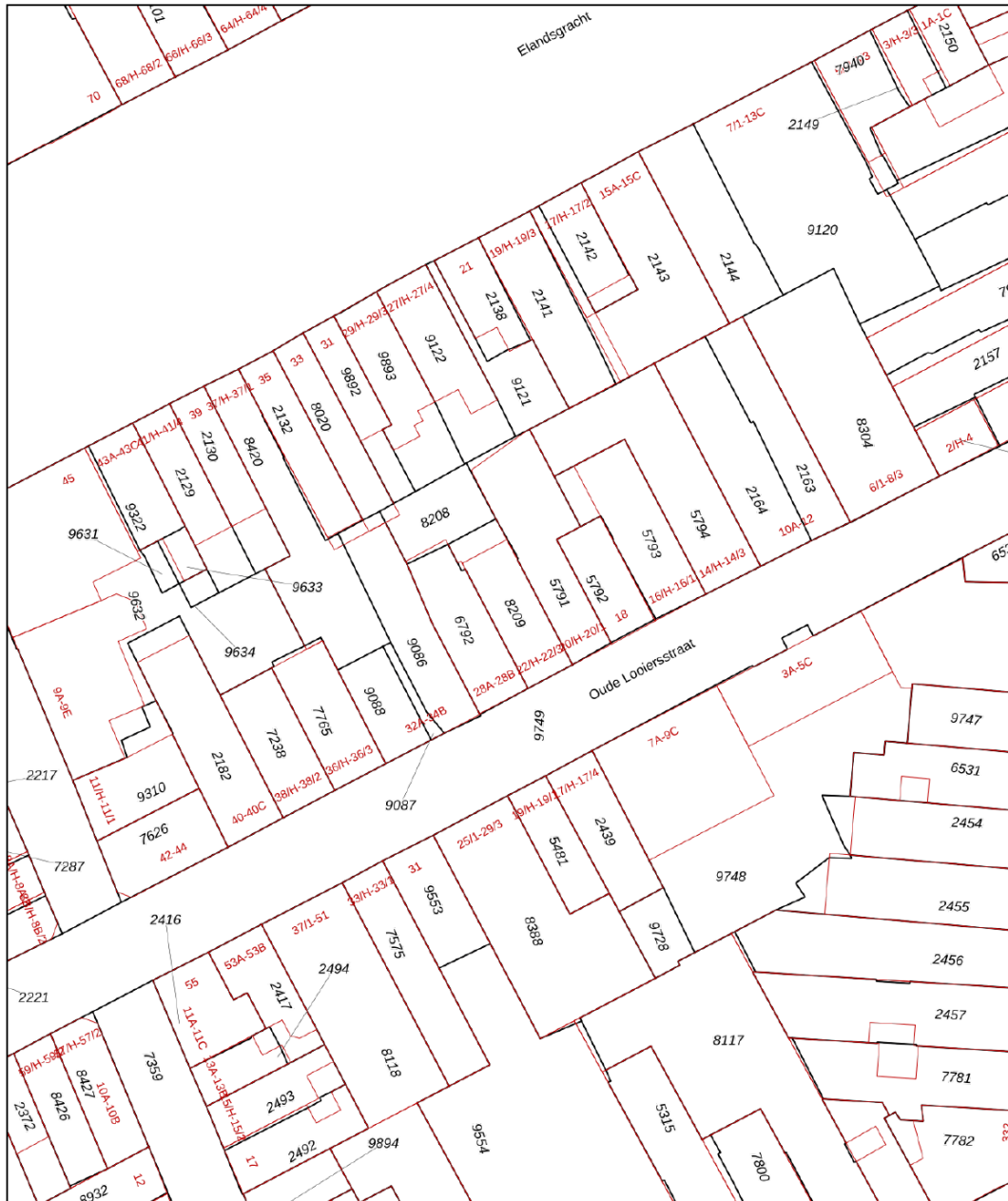


Cadastral map

OUDE LOOIERSSTRAAT 22 H

Kadastrale kaart

Uw referentie: OL22hs



<p>12345 25</p> <p>Deze kaart is noordgericht</p> <p>Perceelnummer</p> <p>Huisnummer</p> <p>Vastgestelde kadastrale grens</p> <p>Voorlopige kadastrale grens</p> <p>Administratieve kadastrale grens</p> <p>Bebouwing</p> <p>Voor een eensluidend uittreksel, geleverd op 11 maart 2026 De bewaarder van het kadaster en de openbare registers</p>	<p>Schaal 1: 500</p> <p>Kadastrale gemeente Amsterdam</p> <p>Sectie E</p> <p>Perceel 8209</p> <p>Aan dit uittreksel kunnen geen betrouwbare maten worden ontleend. De Dienst voor het kadaster en de openbare registers behoudt zich de intellectuele eigendomsrechten voor, waaronder het auteursrecht en het databankenrecht.</p>	
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Energy label

OUDE LOOIERSSTRAAT 22 H

Energie label woningen

Registratienummer
377067143

Datum registratie
25-03-2026

Geldig tot
23-03-2036

Status
Definitief

Deze woning heeft energielabel

C



Isolatie

1 Gevels	-	+/-	+	++
2 Gevelpanelen	n.v.t.			
3 Daken	n.v.t.			
4 Vloeren	-	+/-	+	++
5 Ramen	+/-	+	++	
6 Buitendeuren	n.v.t.			

Installaties

7 Verwarming	HR-107 ketel	Verbeteradvies
8 Warm water	Combiketel	Verbeteradvies
9 Zonneboiler	Geen zonneboiler	
10 Ventilatie	Natuurlijke ventilatie via ramen en/of roosters	Verbeteradvies
11 Koeling	Geen koeling	
12 Zonnepanelen	Niet aanwezig	

Deze woning wordt verwarmd via een aardgas aansluiting

Warmtebehoefte
in de wintermaanden



Laag Gemiddeld **Hoog**

Risico op hoge
binnentemperaturen
in de zomermaanden



Laag **Hoog**

Aandeel hernieuwbare
energie



0,0 %

Toelichtingen en aanbevelingen vindt u op pagina 2 en verder

Over deze woning

Adres
Oude Looiersstraat 22 H
1016VJ Amsterdam
BAG-ID: 0363010000766930

Detailaanduiding

Bouwjaar 1838
Compactheid 1,20
Vloeroppervlakte 54m²

Woningtype
Tussenwoning onderste
bouwlaag



U kunt de geldigheid van dit energielabel controleren op www.ep-online.nl/ControlerenEchtheid

Opnamedetails

Naam
LF Vinagre de Freitas
Certificaathouder
Duurzaam Energieloket

Vakbekwaamheidsnummer
88181047

Inschrijfnummer SKGIKOB 012213
KvK-nummer 65135121

Certificerende instelling
SKGIKOB

Soort opname
Basisopname



Our Office

27 HOUSE REAL ESTATE



At your service

We pride ourselves on providing end-to-end service with a personal touch. Whether you're searching or selling, our team of local experts is here to help you make all the right moves.

In the news

Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- House Hunters International (HGTV)
- Live Here, Buy This (HGTV)
- The New York Times
- Financial Times
- Bloomberg News
- TimeOut Amsterdam
- Het Parool
- De Telegraaf
- AT5 Nieuws
- BRAM Radio



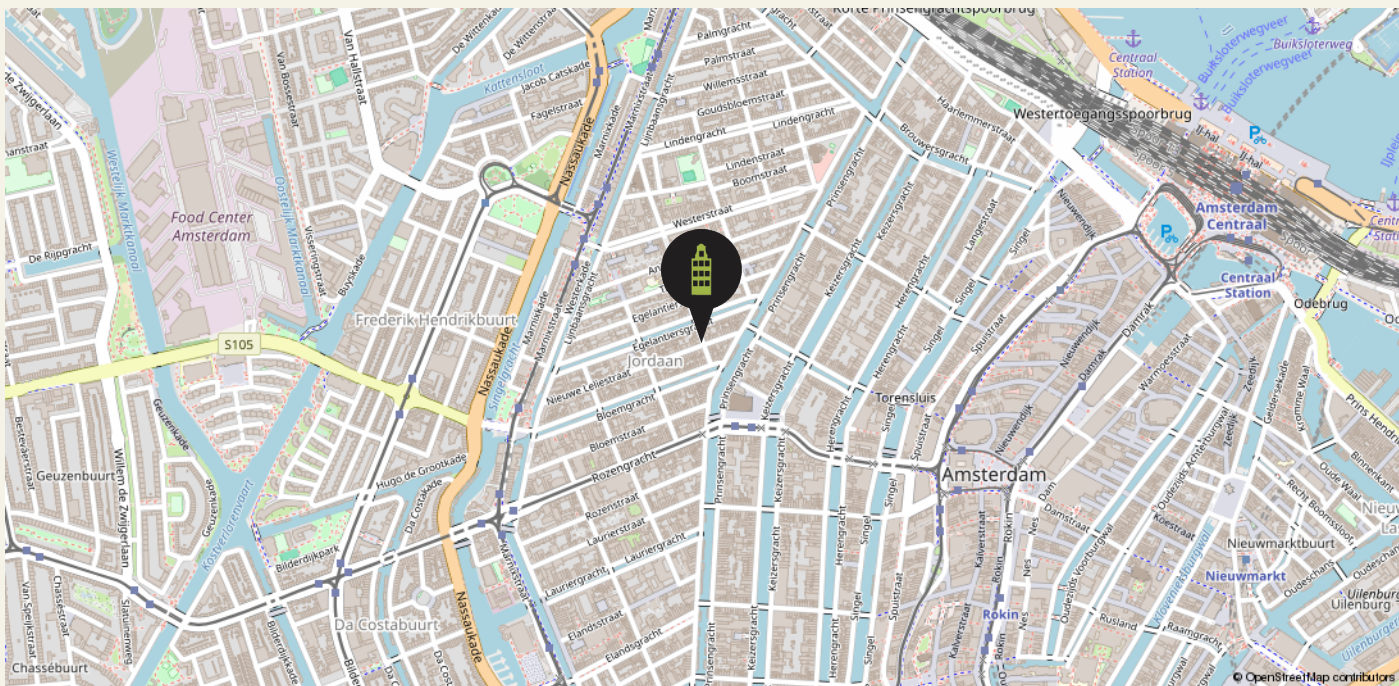
Our Office Location

27 HOUSE REAL ESTATE



Our office

Nieuwe Leliestraat 27 HS, 1015 SJ Amsterdam



Our Team

27 HOUSE REAL ESTATE



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KRMT Agent

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RM Agent

Renate Holdinga



Rental Agent

Maria Han



Chief Cuddling Officer

T.J.

Contact

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🌐 www.27huis.nl

27 House
Makelaars
Real Estate



Client TESTIMONIALS

We take great pride in that fact that most of our business comes through referrals from satisfied clients. Here's what they have to say about us.

BUYING

9,8

SELLING

9,7

LETTING

10



We have worked with Charles and the 27 Huis Team since 2005. They helped us buy our first home and since then helped with renting it out and later selling and buying another one! It's always been very professional and reassuring to work with them. They really care about the clients and always go the extra mile... available outside 9-5 tot help as needed. Plus, they know the market so well that the advice they give on homes is from solid experience. Always wanting to make sure you find the right place. They are a unique agency in this market. Highly recommended!!!

Asiya & Theo

November 2024

Charles, Anna and the whole team made buying our home stress-free from start to finish. The hunt, the offer, the mortgage, the contracts, the paperwork... they were there for us through every hurdle with knowledge, insights, and much needed reassurance. Simply a pleasure to work with!

Robbie & Chris

October 2024



Scan the **QR code** to read
even more testimonials



Our BUYING SERVICES

BUYING

There's more to buying a home than love at first sight. We keep your best interests at heart to make sure you find the right place, at the right price, in the right location for you.

HOW WE WORK

01

INTERVIEW

A non-binding introduction to get to know each other, understand your needs, and answer your questions.

02

ENGAGEMENT

We work for commission only: no cure, no pay. If we don't find your dream home, there's no cost to you.

03

SELECTION

We keep a close eye on the market and share new properties that match your search in real time.

04

VIEWING

We visit properties together, so you get the full benefit of our trained eyes and local experience.

05

OFFER

When you're ready to make an offer, we provide a detailed market analysis and personal advice.

06

ACCEPTANCE

Once your offer is accepted, we arrange an architectural evaluation or appraisal, if necessary.

07

INTERVIEW

We work with you and the seller to define terms and arrangements that suit your needs.

08

INSPECTION

Before closing, we do a detailed inspection of the property to ensure everything is in order.

09

CLOSING

All that's left is to sign the Deed of Delivery — and the keys to your new home are yours!



Our SELLING SERVICES

SELLING

Every home is unique. From strategy and marketing to negotiation and closing, we offer comprehensive, personal service to make the most of your home sale.

HOW WE WORK

01

INTAKE

A no-obligation consultation to meet you and your home, explain the process, and answer your questions.

02

ADVICE

We collaborate closely with you to craft a custom sales plan, including marketing and pricing strategies.

03

LAUNCH

We work with trusted photographers, stylists, and cleaners to present your home in its very best light.

04

VIEWINGS

We offer relaxed, personal viewings for potential buyers and provide you insightful feedback.

05

NEGOTIATIONS

We advise you on next steps and counter-offers to help you get you the price and terms you want.

06

CLOSING

We manage contract signing, final inspection, and handover to ensure you fulfill your obligations.



27 House
Makelaars
Real Estate



BUY. SELL. RENT. **HELPING YOU MAKE ALL THE RIGHT MOVES.**



Our RENTAL SERVICES

RENTAL

Need help finding the right rental in a crowded market? We listen to your needs, explain everything step by step, and offer exclusive properties before they hit the market.

HOW WE WORK

01

INTAKE

A chance to meet you, explain the process, and answer your questions in person, via phone, or video call.

02

SELECTION

We'll show you all the options on the market — and some that haven't been listed yet.

03

VIEWING

We'll visit properties together, or arrange video viewings, if you're searching from abroad.

04

NEGOTIATION

We negotiate on your behalf to lock in the best lease terms for your requirements.

05

LEASE

We verify that all rental conditions are correctly stated and conform to Dutch law.

06

CHECK IN / OUT

We represent you at check in/out to ensure the property is delivered and returned as agreed.

07

UTILITIES

We can advise and assist to get you signed up for gas, electricity, water, TV, internet and more.

08

HELP

We're here for you throughout the rental period to answer any questions you have.



Our LETTING SERVICES

LETTING

Own a property that you'd like to rent out? We find tenants you can trust and deal with everything from contracts and credit checks to a very thorough and smooth check-in/key handover, as well as

HOW WE WORK

01

INTAKE

A chance to meet you and your home, explain the process, and answer your questions.

02

EVALUATION

We'll discuss local regulations, rents, and how to deliver a property to a tenant.

03

LEASES

We'll explain the different types of leases under Dutch law and see which one suits you best.

04

MARKETING

In addition to advertising in numerous places, we draw on our network of corporate clients and relocation agents to find tenants you can trust.

05

VIEWING

We offer the possibility of virtual visits (by video call) for expats relocating to Amsterdam.

06

NEGOTIATION

We negotiate on your behalf to define the best rental conditions.

07

VERIFICATION

We work with Huurcheck Nederland for background, credit and ID checks before you hand over the keys.

08

CHECK IN / OUT

We conduct a highly detailed inspection at the beginning and end of the rental period.



Terms & CONDITIONS

The data and dimensions on the floorplans and in the brochure are indicative. Although the information has been carefully composed, it is not excluded that some information about time is outdated or no longer correct. The information listed on the floorplans and in the brochure can therefore in no way be legally binding. 27 House Real Estate accepts no liability for incorrect or incomplete real estate information or for any damages as a result of your visit to our website or other websites that are accessible through links from the website of 27 House Real Estate. 27 House Real Estate accepts no liability for any external parties.

The living area dimensions is measured in accordance with the NEN2580 measurement instructions. The NEN2580 measurement instructions are intended to apply a more consistent and unambiguous way of measuring

for giving an indication of the surface of use but does not completely exclude differences in measurement outcomes, for example due to differences in interpretation, rounding or limitations when measuring. All specified sizes and surfaces are therefore indicative.

Prospective buyers are expressly invited to do the following: to measure the surface and/or to look at the possibilities of giving your own desired interpretation to the property dimensions and/or hire your own professional company to take measurements. The selling party can give no guarantees on the measurement report.

Please see our website for full terms of our VBO realtor association.



27 House Makelaars Real Estate

