

Amsterdam

Cabotstraat 23 H

Price € 695.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

CABOTSTRAAT 23 H

---English text below---

Wonen op zijn best in Amsterdam – licht, luxe en instapklaar

Welkom in dit prachtige appartement aan de Cabotstraat 23HS in Amsterdam. Deze uitzonderlijk lichte en sfeervolle woning combineert een slimme indeling met hoogwaardige afwerking, waardoor je hier vanaf dag één heerlijk thuis bent.

Het pand is in 2020 volledig gerenoveerd: nieuwe houten kozijnen met dubbele beglazing, vernieuwde elektra en leidingen, en een compleet vernieuwde keuken, toilet en badkamer. De afwerking is strak en modern – glad stucwerk, vloerverwarming en een mooie visgraatvloer door de hele woning – maar heeft door de originele details ook een warme uitstraling.

INDELING

Via de eigen entree, centraal gelegen in de woning, bereik je alle vertrekken op een logische manier. Via een mooie taatsdeur kom je in de ruime woonkamer, een heerlijke plek om tot rust te komen of vrienden te ontvangen. De fraaie visgraat parketvloer, de strak gestucte wanden en de vloerverwarming zorgen voor een warme en verzorgde uitstraling.

De moderne open keuken met spoeleiland sluit naadloos aan op de woonkamer en is volledig uitgerust: een vaatwasser, koelkast met vriesvak, oven, vijfspots gaskookplaat en een afzuigkap. Koken wordt hier een plezier.

Het appartement beschikt over twee zeer ruime slaapkamers. De eerste heeft directe toegang tot de patio – heerlijk voor een ochtendje buiten zitten. De tweede slaapkamer (ruim 17 m²) ligt op de hoek aan de voorzijde en heeft daardoor een geweldige lichtinval.

De badkamer is luxe en comfortabel: een ruime inloopdouche, een groot bad met

whirlpoolsysteem (jetstreams), een wastafel, toilet en een stijlvolle designradiator maken er een plek van om écht tot rust te komen.

In de gang vind je een ruime opbergkast en een handige aparte kast met aansluiting voor de wasmachine.

BIJZONDERHEDEN

- Woonoppervlakte ca 78 m²
- Energielabel C
- Strak gestucte wanden
- Visgraat parketvloer met vloerverwarming
- Houten kozijnen met HR ++ glas en dubbelglas
- Moderne open keuken met alle benodigde apparatuur
- Luxe badkamer met whirlpoolbad en inloopdouche
- Twee ruime slaapkamers
- Aparte wasruimte met aansluiting voor wasmachine
- Remeha HR ketel (2019)
- Actieve en professioneel beheerde V.v.E.
- MJOP aanwezig
- Servicekosten VvE: € 178,76 per maand
- Gelegen op erfpachtgrond van Gemeente Amsterdam. Huidig tijdvak loopt t/m 15 augustus 2053, AB 2000. Te betalen canon bedraagt € 600,05 per jaar op basis van 1-jaarlijkse canonindexering
- Asbest- en ouderdomsclausule van toepassing
- Keuze notaris voor koper, mits in Amsterdam en volgens Amsterdams Ringmodel
- Oplevering in overleg, kan snel

LOCATIE

Het appartement ligt in een rustige, brede straat in De Baarsjes – een van de meest geliefde buurten van Amsterdam West. Om de hoek ligt het Rembrandtpark en met een paar minuten fietsen ben je in het



Vondelpark. De buurt bruist van leuke koffiezaakjes, restaurants en winkels: Ulmus, De Neef van Fred, Café Zurich, BARTACK, De Foodhallen en meer. Een Dirk, Albert Heijn en Stach liggen op loopafstand, net als diverse basisscholen.

Met de fiets ben je in 10 minuten in de Jordaan en in een kwartier in het centrum. Tram 7, 13 en 17 en bus 18 en 247 rijden letterlijk om de hoek, en de A10 is snel bereikbaar. Er is ruimschoots parkeergelegenheid in de directe omgeving van het appartement.

Amsterdam West is the "Ninth coolest neighborhood in the WORLD", according to the sixth annual ranking by Time Out Magazine! The ranking called West a "hip, cozy, and creative area" with "a unique blend of Dutch heritage and international energy." Vondelpark around the corner!

---ENGLISH---

Living at its finest in Amsterdam – light, luxurious and ready to move in

Welcome to this wonderful apartment at Cabotstraat 23HS in Amsterdam. This exceptionally bright and inviting home combines a smart layout with high-quality finishes, making you feel right at home from day one.

The building was fully renovated in 2020: new wooden window frames with double glazing, updated electrical wiring and plumbing, and a completely new kitchen, toilet and

bathroom. The finish is clean and contemporary – smooth plastered walls, underfloor heating and a beautiful herringbone parquet floor throughout – while the original architectural details give the home a warm and characterful feel.

LAYOUT

The private entrance, centrally located within the apartment, provides easy and logical access to all rooms. A beautiful pivot door leads into the spacious living room – a wonderful place to unwind or entertain guests. The stunning herringbone parquet floor, smooth plastered walls and underfloor heating create a warm and well-appointed atmosphere.

The modern open-plan kitchen with island unit flows seamlessly into the living room and is fully equipped: dishwasher, fridge-freezer, oven, five-burner gas hob and extractor hood. Cooking here is a genuine pleasure.

The apartment has two generous bedrooms. The first has direct access to the enclosed city garden – perfect for a relaxed morning outside. The second bedroom (over 17 m²) is situated on the corner at the front of the building, giving it excellent natural light.

The bathroom feels luxurious and comfortable: a spacious walk-in shower, a large bath with whirlpool system (jet streams), a washbasin, toilet and a stylish designer radiator make this a place to truly relax and recharge.

In the hallway you will find a generous storage cupboard as well as a separate utility cupboard with washing machine connection.



LOCATION

The apartment is situated on a quiet, wide street in De Baarsjes – one of the most popular neighbourhoods in Amsterdam West. Rembrandtpark is just around the corner, and Vondelpark is only a few minutes away by bike. The area is full of great coffee shops, restaurants and boutiques: Ulmus, De Neef van Fred, Café Zurich, BARTACK, De Foodhallen and much more. A Dirk, Albert Heijn and Stach supermarket are all within walking distance, as are several primary schools.

By bike, you can reach the Jordaan in 10 minutes and the city centre in about 15 minutes. Trams 7, 13 and 17 and buses 18 and 247 stop virtually at the front door, and the A10 ring road is easily accessible by car. There is generous parking available in the immediate area, with both street parking and multiple head-in parking bays.

TIMEOUT MAGAZINE

Amsterdam West is the **"Ninth coolest neighborhood in the WORLD" WORLD** according to the sixth annual ranking by Time Out Magazine! The ranking called West a "hip, cozy, and creative area" with "a unique blend of Dutch heritage and international energy." Vondelpark around the corner!

FEATURES

- Living area approx. 78 m²
- Energy label C
- Smooth plastered walls throughout
- Herringbone parquet floor with underfloor heating throughout
- Wooden window frames with HR++ double glazing and standard double glazing
- Modern open-plan kitchen with island and all appliances
- Luxury bathroom with whirlpool bath and walk-in shower
- Two spacious bedrooms
- Separate utility cupboard with washing machine connection
- Remeha HR boiler (2019)
- Active and professionally managed Owners' Association (VvE)
- Long-term maintenance plan (MJOP) in place
- VvE service charges: € 178.76 per month
- Located on leasehold land owned by the Municipality of Amsterdam. Current period runs until 15 August 2053 (AB2000). Annual ground rent payable: € 600.05 based on annual indexation
- Asbestos and age clause applies
- Buyer's choice of notary, provided the notary is based in Amsterdam and works according to the Amsterdam Ring Model
- Transfer date by mutual agreement, can be arranged quickly



Features

CABOTSTRAAT 23 H
1057 VP AMSTERDAM

Construction

Type house	Ground floor apartment
Construction	Corner unit
Year of construction	1929
Maintenance inside	Good
Maintenance outside	Good
Energy rating	C

Areas and capacity

Living area	Approx 78.40m ²
Capacity	Approx 293.34m ³
Outdoor space	Garden / Patio

Layout

Number of rooms	3
Bedrooms	2
Floors	1 (Ground Floor)

Location

Amsterdam West	Quiet, wide street in De Baarsjes
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Other features





Cabotstraat 23-H





**Large
open
living
area**

















Floorplan

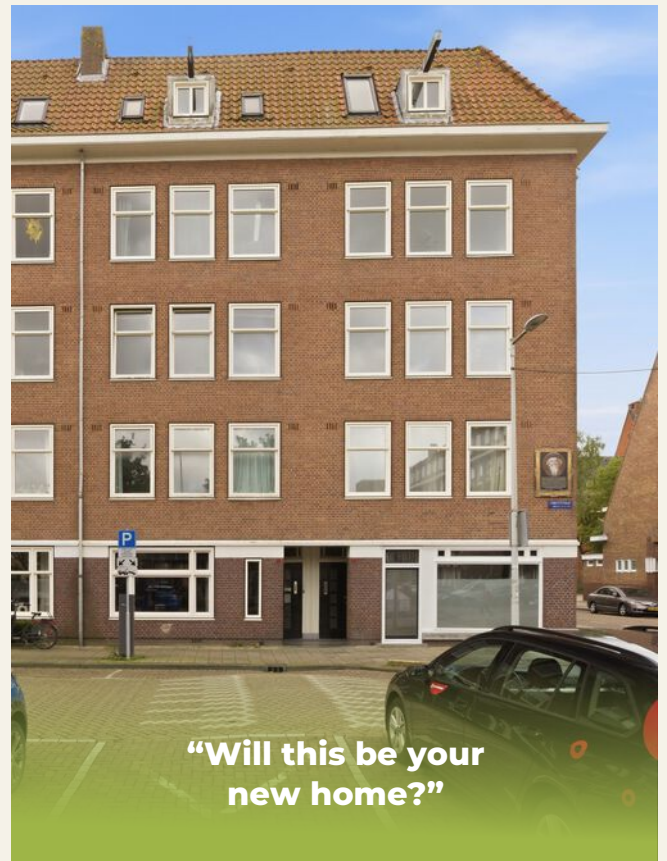
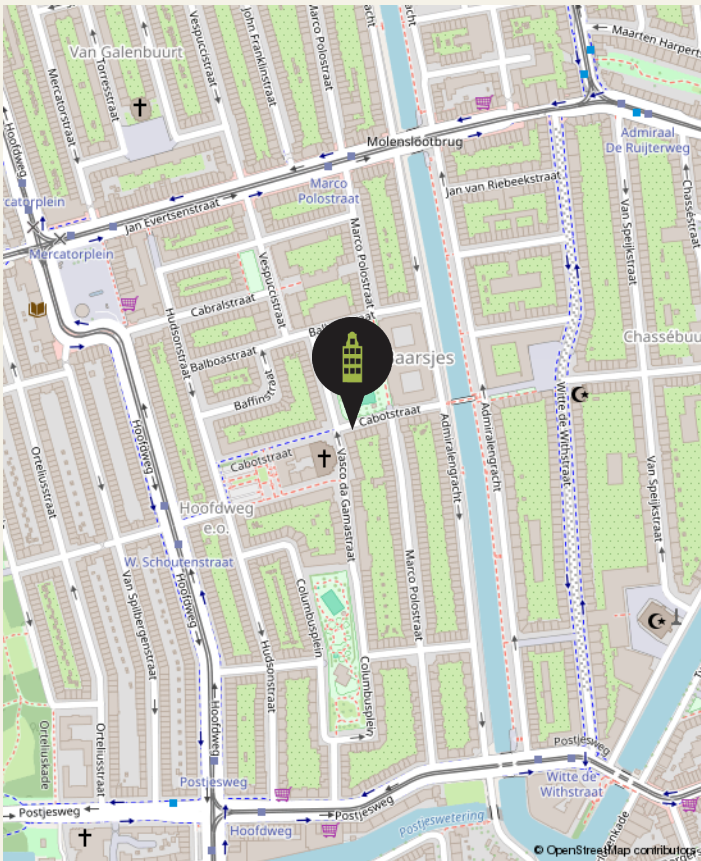
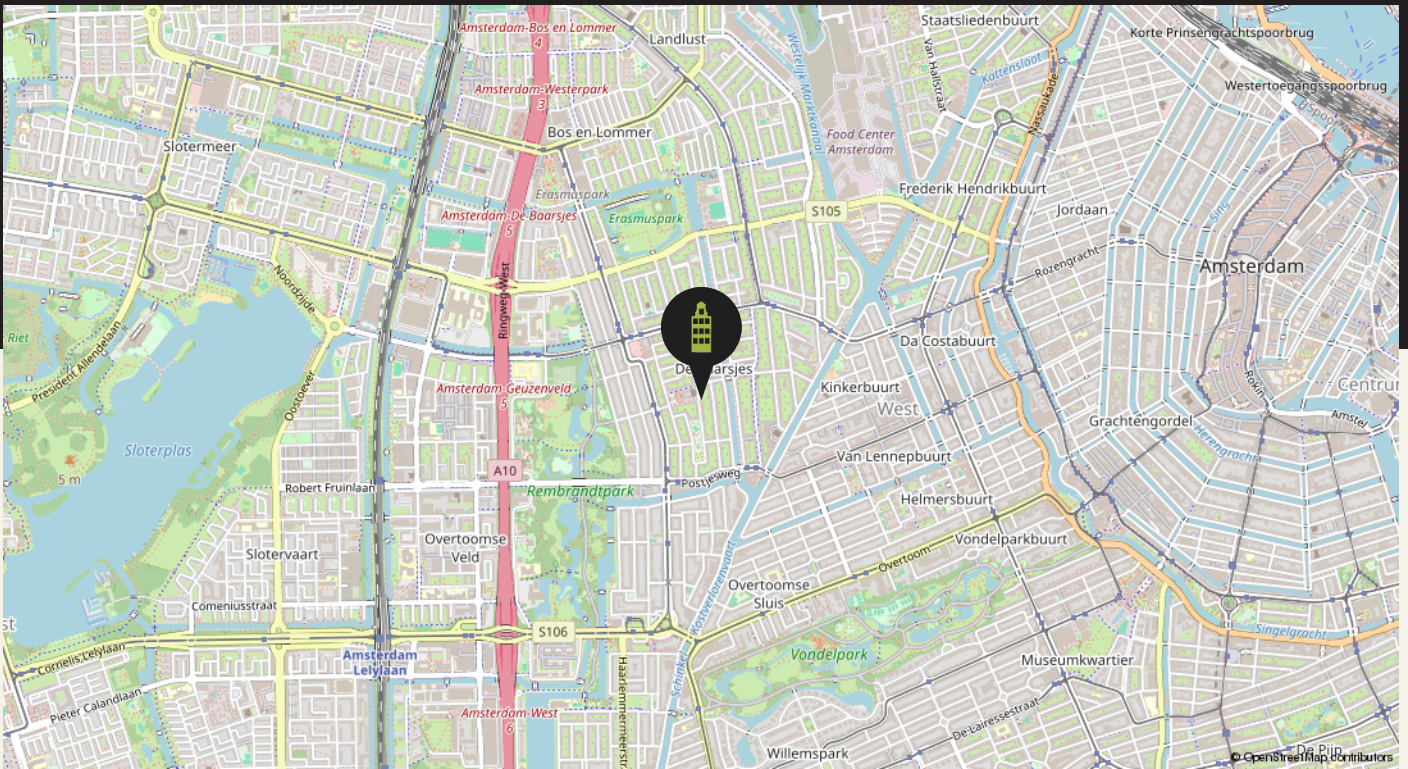
CABOTSTRAAT 23 H

Cabotstraat 23HS - Amsterdam
Tuin



De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
Aan de plattegronden kunnen geen rechten worden ontleend.
©www.woningvisueel.nl

The location of CABOTSTRAAT 23 H 1057 VP AMSTERDAM



Energy label

CABOTSTRAAT 23 H

Energie label woningen

Registratienummer
956795699

Datum registratie
22-08-2023

Geldig tot
15-08-2033

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	-	+/-	+	++

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

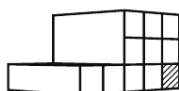
Over deze woning

Adres
Cabotstraat 23 H
1057VP Amsterdam
BAG-ID: 0363010012075148

Detailaanduiding

Bouwjaar 1929
Compactheid 1,44
Vloeroppervlakte 78m²

Woningtype
Hoekwoning onderste bouwlaag



Opnamedetails

Naam
B. Brouwer

Vakbekwaamheidsnummer
55152453

Certificaathouder
BuildingLabel B.V.

Inschrijfnummer SKGIKOB 013038
KvK-nummer 39090359

Certificerende instelling
SKGIKOB

Soort opname
Basisopname



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

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

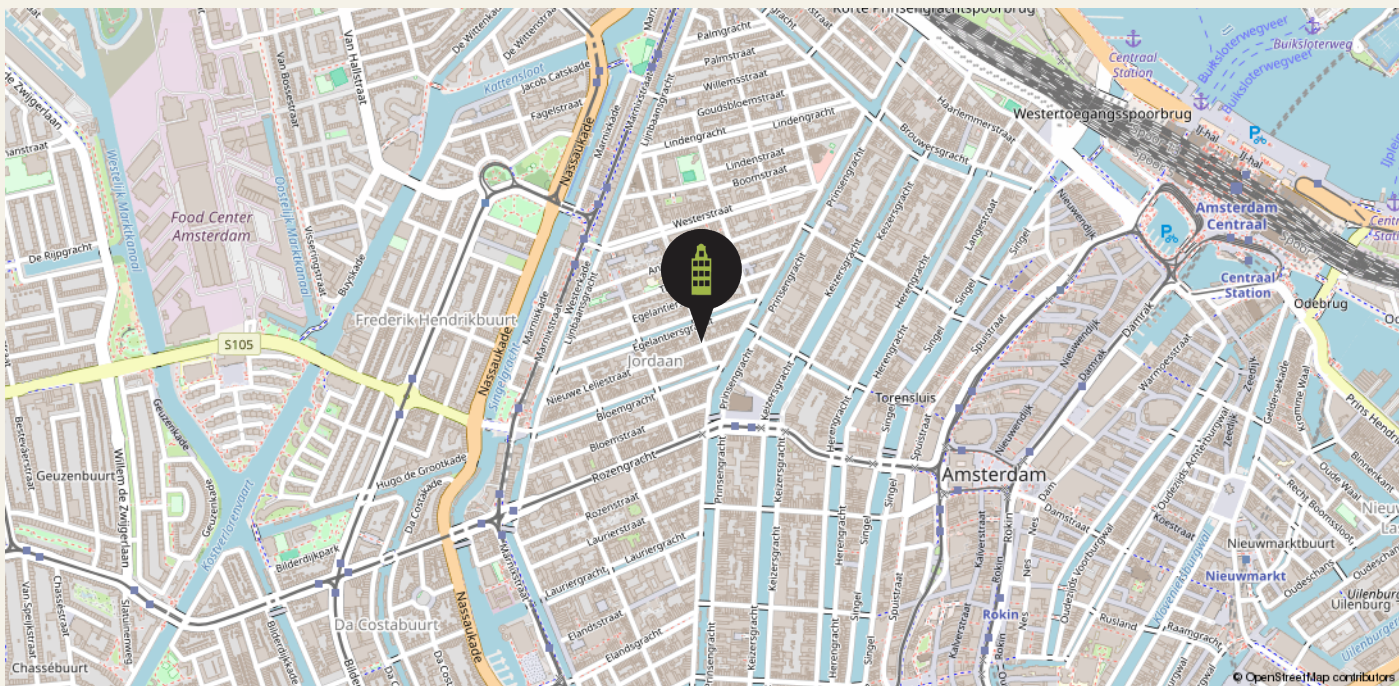
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- 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 Team

27 HOUSE REAL ESTATE



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RM Agent

Renate Holdinga



Rental Agent

Maria Han



Chief Cuddling Officer

T.J.

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27 House
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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

