

# Amsterdam

## Vondelstraat 70 - 1

Price € 799.000,- K.K.

**FOR  
SALE**



**27** House  
Makelaars  
Real Estate



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

# About

## VONDELSTRAAT 70 1

### --English text below--

Ruim tweekamer appartement met het prachtige Vondelpark als achtertuin. Dit luxe appartement van ca. 73 m<sup>2</sup> is ideaal gelegen tussen het Vondelpark en het Leidseplein, met winkels, cafés en restaurants op loopafstand.

Dankzij de hoge plafonds en grote ramen heeft het appartement veel charme en karakter.

De woning bevindt zich in een van de meest aantrekkelijke delen van het centrum, nabij de winkelstraten Van Baerlestraat, P.C. Hooftstraat, Leidsestraat en de Overtoom. Openbaar vervoer is uitstekend bereikbaar; tram- en bushaltes bevinden zich om de hoek.

### Indeling:

Het appartement is gelegen op de eerste verdieping en bereikbaar via een ruime en gemakkelijk te belopen trap. Via de entree/hal heeft u toegang tot alle vertrekken.

Aan de linkerkzijde bevindt zich de woonkamer. Deze brede en lichte leefruimte is een absoluut hoogtepunt van het appartement. Het plafond is ca. 4 meter hoog en de grote ramen zorgen voor veel natuurlijk daglicht.

De open woon-/eetruimte beschikt over een ingebouwde keuken die is voorzien van een vaatwasser, een combinatie-oven en een 5-pits kookplaat.

De slaapkamer is zeer ruim en biedt hierdoor de mogelijkheid om deze als slaap/werkkamer te gebruiken.

De ramen in het gehele appartement zijn voorzien van HR++ glas, wat zorgt voor goede geluidsisolatie en energiebesparing.

De moderne badkamer is uitgerust met een ligbad met douche, een wastafel met wastafelmeubel en een apart toilet.

In de badkamer is er toegang tot een zeer

ruime bergruimte die boven de hal gelegen is. Te bereiken via een luik met vlizotrap.

De wasmachine en droger bevinden zich in de aparte was/bergruimte op de tweede verdieping.

### Highlights:

- Luxe appartement met hoge plafonds.
- Grote raampartijen met prachtige glas-in-lood ramen.
- Open haard
- Zeer ruime slaapkamer
- Badkamer met ligbad
- Open woon-/eetruimte
- Veel bergruimte
- Eigen grond, dus geen erfpachtcanon
- Gezonde VvE, professioneel beheerd
- VvE bijdrage €146,- p.m.
- Fundering vernieuwd in 2025
- Energielabel D
- Oplevering in overleg, kan snel
- CV-Ketel Bosch Junker
- Ouderdoms-, niet zelfbewonings- en asbestclausule van toepassing
- Keuze notaris aan koper, mits in Amsterdam en volgens Amsterdams Ringmodel

### Omgeving:

De Vondelstraat bevindt zich in het hart van de geliefde Vondelbuurt, een van de meest karaktervolle en gewilde wijken van Amsterdam. Het appartement ligt op steenworp afstand van het iconische Vondelpark, het levendige Leidseplein, de exclusieve P.C. Hooftstraat en een breed aanbod aan culturele hotspots, sfeervolle cafés en uitstekende restaurants. De buurt verenigt het trendy en energieke karakter van Oud-West met de stijlvolle rust van Oud-Zuid, wat zorgt voor een ideale mix van levendigheid en ontspanning. De bereikbaarheid is uitstekend: via de nabijgelegen Overtoom is de ring A10 snel te bereiken. Daarnaast is het openbaar vervoer goed geregeld met diverse tramverbindingen (1, 2 en 5) die een directe verbinding bieden



met Amsterdam Centraal Station. Gelegen direct aan de rand van het bruisende centrum, maar in een rustige straat, geniet u hier van het beste van twee werelden.

### --English--

**Spacious One-Bedroom Apartment with the Stunning Vondelpark as Your Backyard**  
This luxurious apartment of approximately 73 m<sup>2</sup> is ideally located between the Vondelpark and Leidseplein, with shops, cafés, and restaurants all within walking distance. Thanks to its high ceilings and large windows, the apartment offers plenty of charm and character.

The property is situated in one of the most attractive parts of the city center, close to the shopping streets Van Baerlestraat, P.C. Hoofstraat, Leidsestraat, and Overtoom. Public transport connections are excellent, with tram and bus stops just around the corner.

### Layout

The apartment is located on the first floor and can be reached via a spacious and easy staircase. From the entrance/hallway, you have access to all rooms.

On the left-hand side, you will find the living room. This wide and bright living space is an absolute highlight of the apartment. The ceiling height of approximately 4 meters and the large windows provide an abundance of natural daylight. The open-plan living and dining area features a built-in kitchen equipped with a dishwasher, combination oven, and a 5-burner gas hob.

The bedroom is very spacious, offering the possibility to use it as a combined bedroom and home office.

All windows throughout the apartment are fitted with HR++ double glazing, ensuring excellent sound insulation and energy efficiency.

The modern bathroom includes a bathtub with shower, a washbasin with vanity unit, and a separate toilet.

From the bathroom, there is access to a very spacious storage area located above the hallway, reachable via a hatch with a loft ladder.

The washing machine and dryer are located in a separate laundry/storage room on the second floor.

### Highlights

- Luxurious apartment with high ceilings
- Large windows with beautiful stained-glass details
- Fireplace
- Very spacious bedroom
- Bathroom with bathtub
- Open-plan living/dining area
- Ample storage space
- Freehold property (no ground lease)
- Well-managed and financially healthy Homeowners' Association (VvE), professionally administered
- HOA contribution: €146 per month
- Foundation renewed in 2025
- Energy label D
- Transfer date in consultation, can be quick
- Bosch Junker central heating boiler
- Age clause, non-owner-occupancy clause, and asbestos clause applicable
- Buyer may choose the notary, provided located in Amsterdam and following the Amsterdam Ring Model



**Surroundings:**

Vondelstraat is located in the heart of the highly sought-after Vondel neighborhood, one of Amsterdam's most characterful and desirable areas. The apartment is just a stone's throw from the iconic Vondelpark, the lively Leidseplein, the exclusive P.C. Hoofstraat, and a wide range of cultural hotspots, charming cafés, and excellent restaurants.

The area combines the trendy and vibrant character of Oud-West with the elegant tranquility of Oud-Zuid, creating an ideal balance between energy and relaxation.

Accessibility is excellent: the A10 ring road can be reached quickly via the nearby Overtoom.

Public transport is well organized, with several tram lines (1, 2, and 5) providing direct connections to Amsterdam Central Station.

Located right on the edge of the bustling city center yet on a quiet street, this apartment truly offers the best of both worlds.



# Features

**VONDELSTRAAT 70 1**  
1054 GG AMSTERDAM

## **Construction**

Type house	Apartment
Year of construction	1910
Maintenance inside	Good/excellent
Maintenance outside	Good/excellent
Energy rating	D

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## **Areas and capacity**

Living area	Approx 73m <sup>2</sup>
Capacity	Approx 313m <sup>3</sup>
Outdoor space	Approx 1.9m <sup>2</sup>
Storage space	Approx 4m <sup>2</sup>

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## **Layout**

Number of rooms	2
Bedrooms	1
Floors	1

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## **Location**

Old West	Vondelparkbuurt Oost, Vondelbuurt
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## **Other features**

- Foundation	Recently completely renovated
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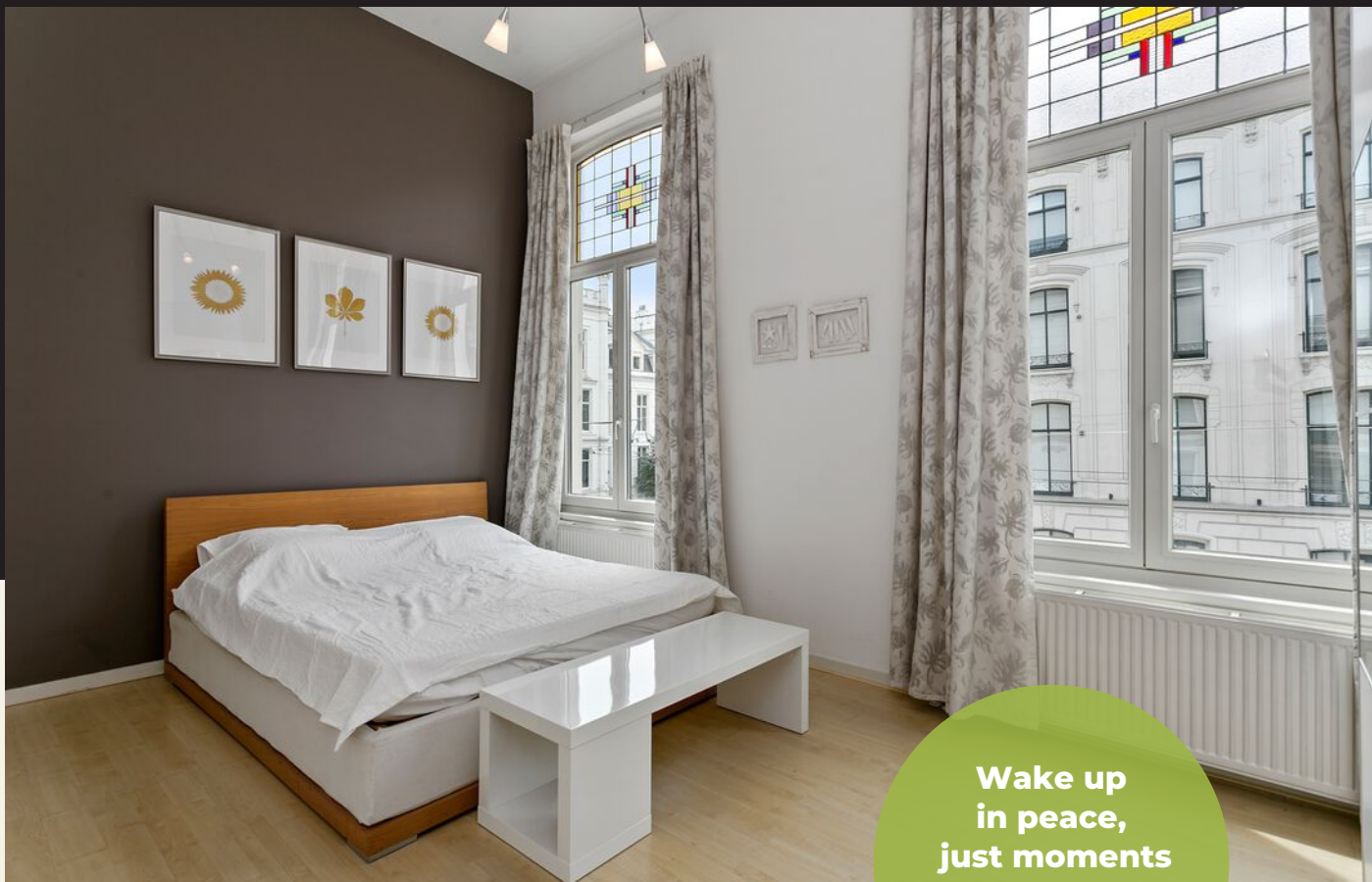
**Living room  
where space, light,  
and comfort come  
together**





**Designed for  
modern living  
and  
effortless  
entertaining**





Wake up  
in peace,  
just moments  
from the  
Vondelpark



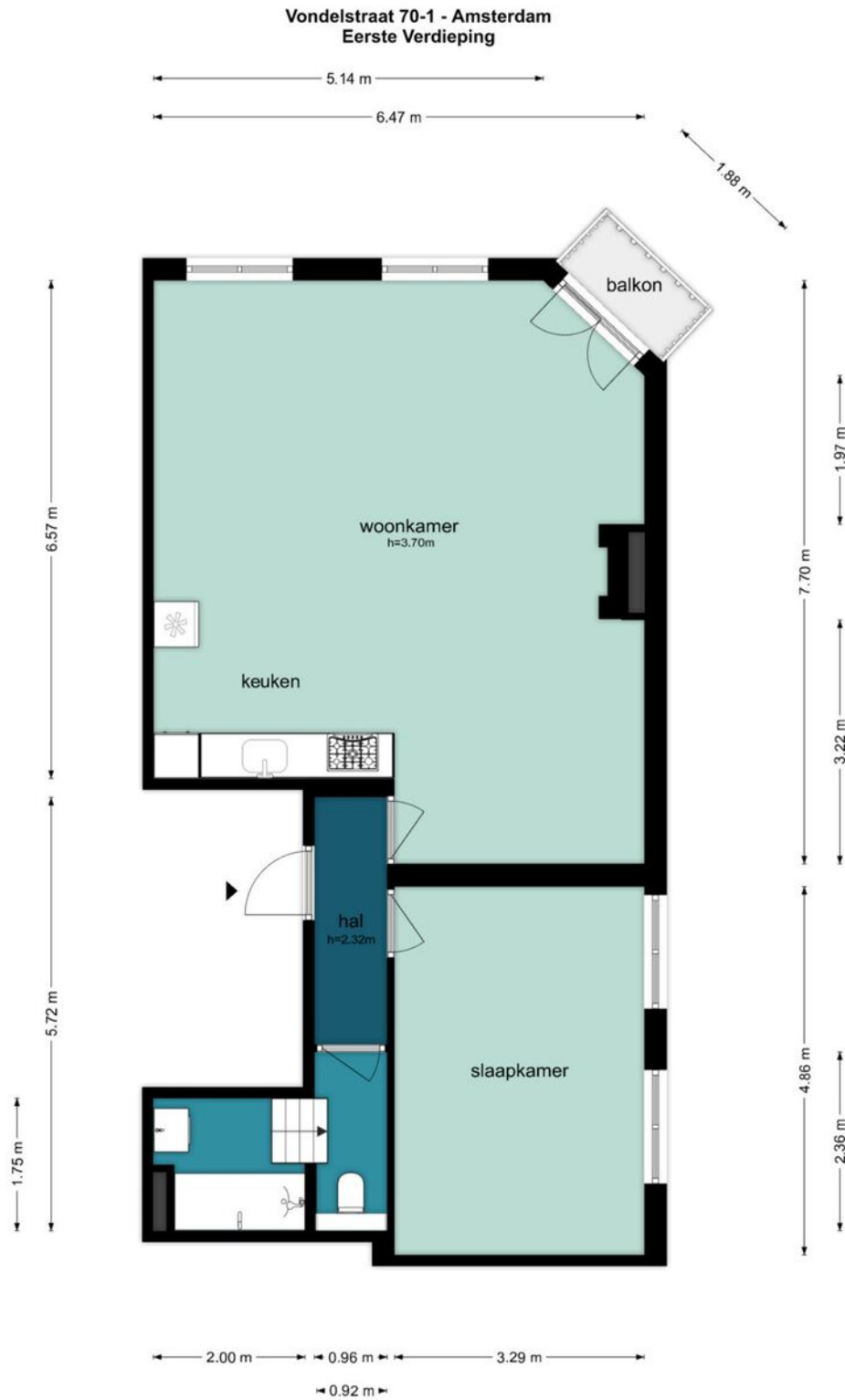


Vondelpark  
around the  
corner,  
Amsterdam  
at your feet



# Floorplan

## VONDELSTRAAT 70 1

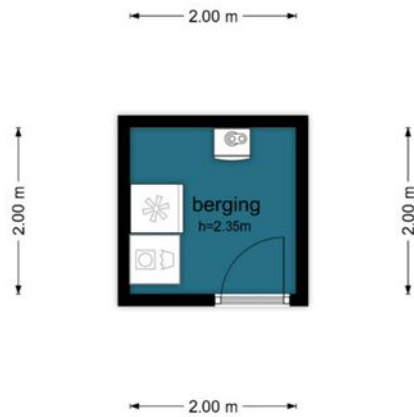


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.  
Aan de plattegronden kunnen geen rechten worden ontleend.  
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# Floorplan

## VONDELSTRAAT 70 1

### Vondelstraat 70-1 - Amsterdam Berging

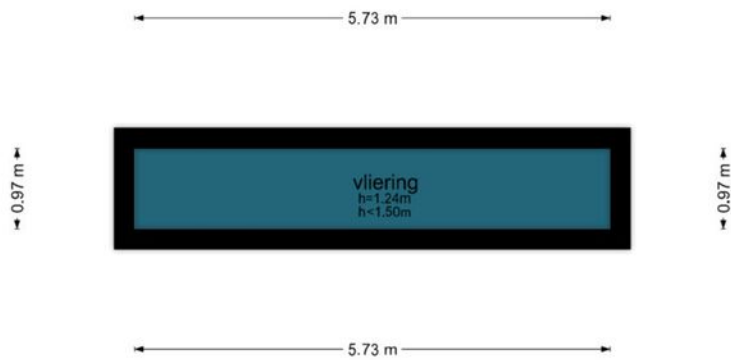


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# Floorplan

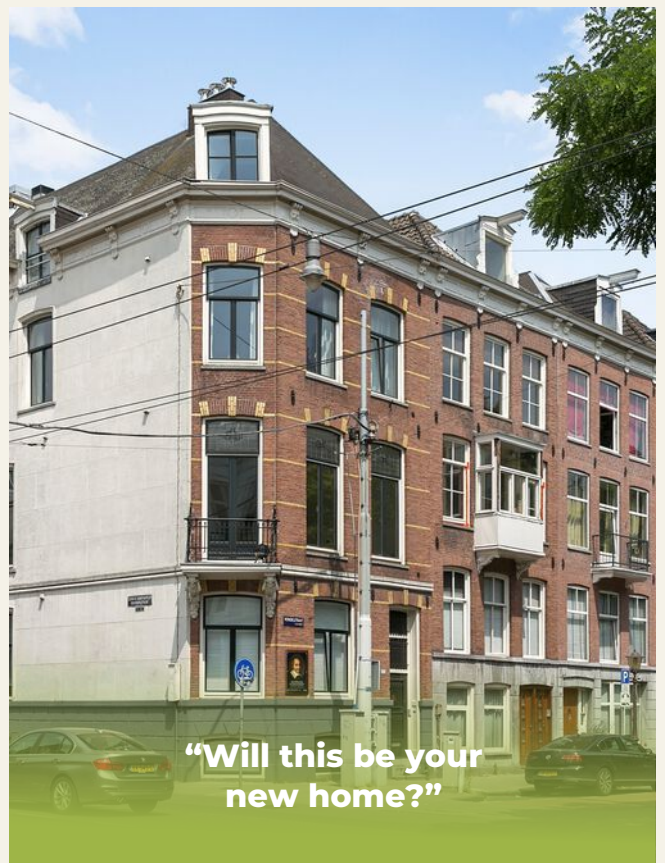
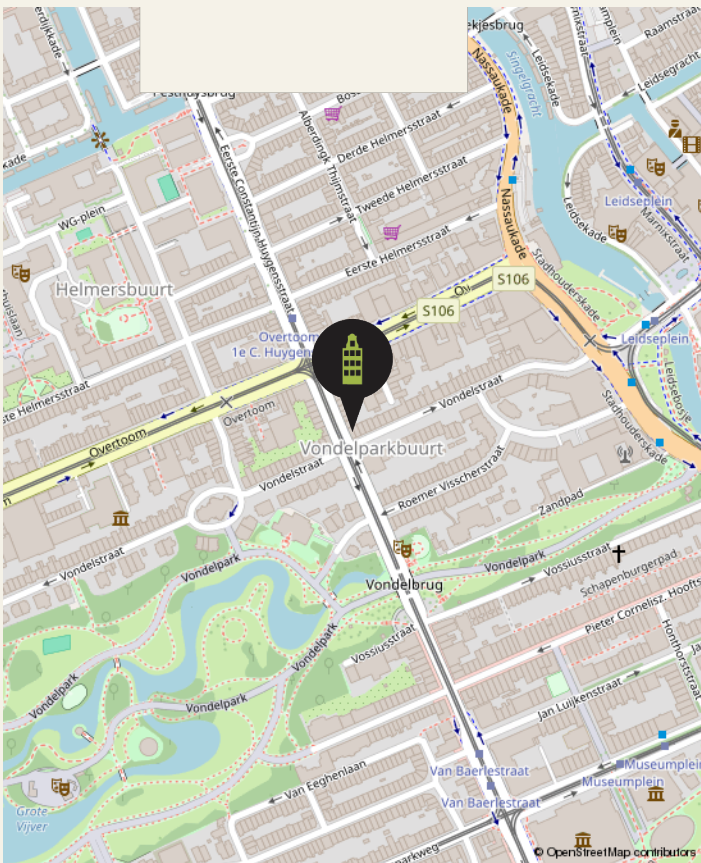
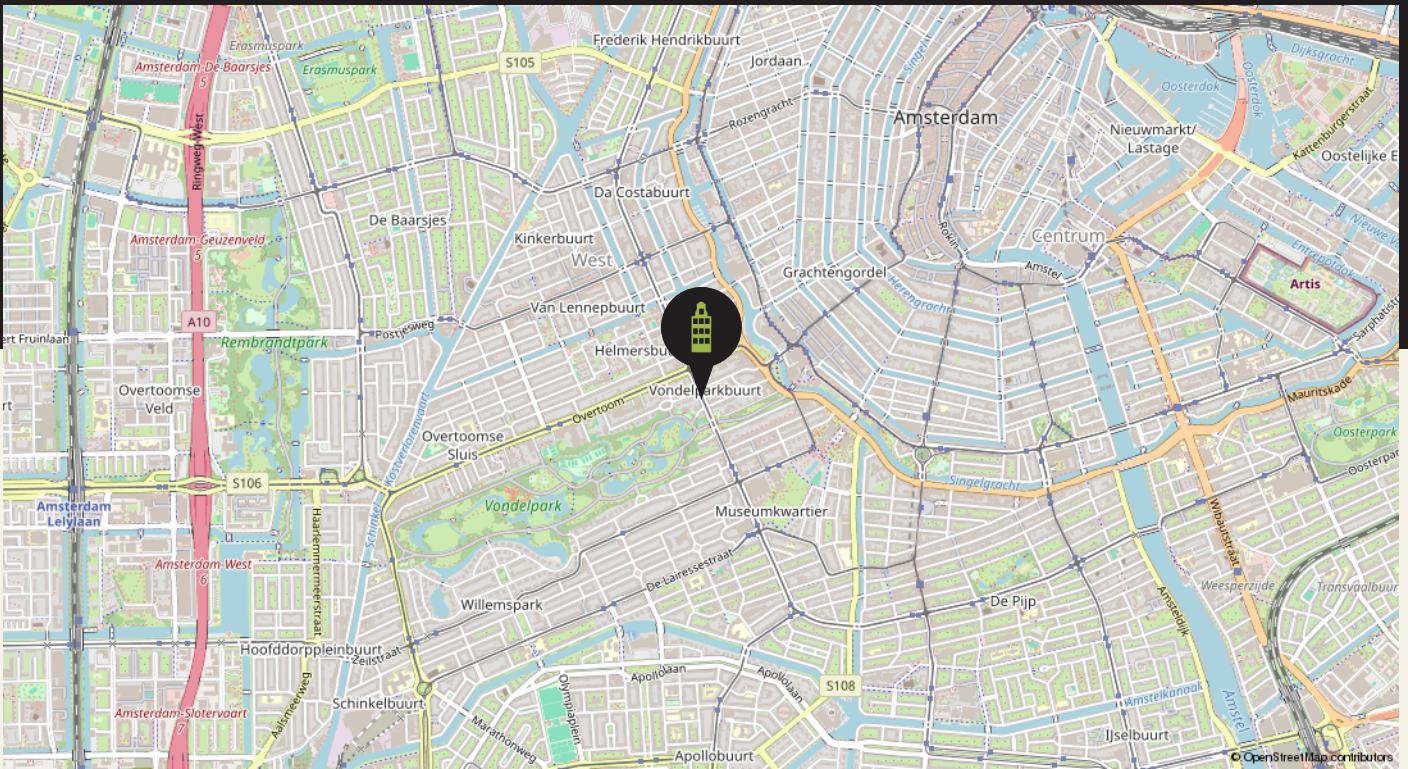
## VONDELSTRAAT 70 1

### Vondelstraat 70-1 - Amsterdam Vliering



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# The location of VONDELSTRAAT 70 1 1054 GG AMSTERDAM



# Cadastral map

## VONDELSTRAAT 70 1

Kadastrale kaart

Uw referentie: Vondelstraat 70-1



<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 eensluitend uittreksel, geleverd op 3 februari 2026 De bewaarder van het kadaster en de openbare registers</p>	<p>Schaal 1: 500</p> <p>Kadastrale gemeente Amsterdam</p> <p>Sectie R</p> <p>Perceel 201</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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Energie label woningen

Registratienummer  
813200714

Datum registratie  
13-12-2024

Geldig tot  
09-12-2034

Status  
Definitief

## Deze woning heeft energielabel

# D



Isolatie		Installaties	
1 Gevels	- +/- + ++	7 Verwarming	HR-107 ketel <span>Verbeteradvies</span>
2 Gevelpanelen	n.v.t.	8 Warm water	Combiketel <span>Verbeteradvies</span>
3 Daken	n.v.t.	9 Zonneboiler	Geen zonneboiler
4 Vloeren	- +/- + ++	10 Ventilatie	Natuurlijke ventilatie via ramen en/of roosters <span>Verbeteradvies</span>
5 Ramen	+ ++	11 Koeling	Geen koeling
6 Buitendeuren	+ ++	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**  
Vondelstraat 70 1  
1054GG Amsterdam  
BAG-ID: 0363010001014977

### Detailaanduiding

**Bouwjaar** 1878  
**Compactheid** 1,87  
**Vloeroppervlakte** 68m<sup>2</sup>

**Woningtype**  
Tussenwoning op  
tussenverdieping



### Opnamedetails

**Naam**  
J.M. Schepers

**Examennummer**  
6076.7419.3280

**Certificaathouder**  
Duresta Real Estate Solutions BV

**Inschrijfnummer** SKGIKOB 013084  
**KvK-nummer** 56337965

**Certificerende instelling**  
SKGIKOB

**Soort opname**  
Basisopname



U kunt de geldigheid van dit energielabel controleren op [www.ep-online.nl/ControlerenEchtheid](http://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



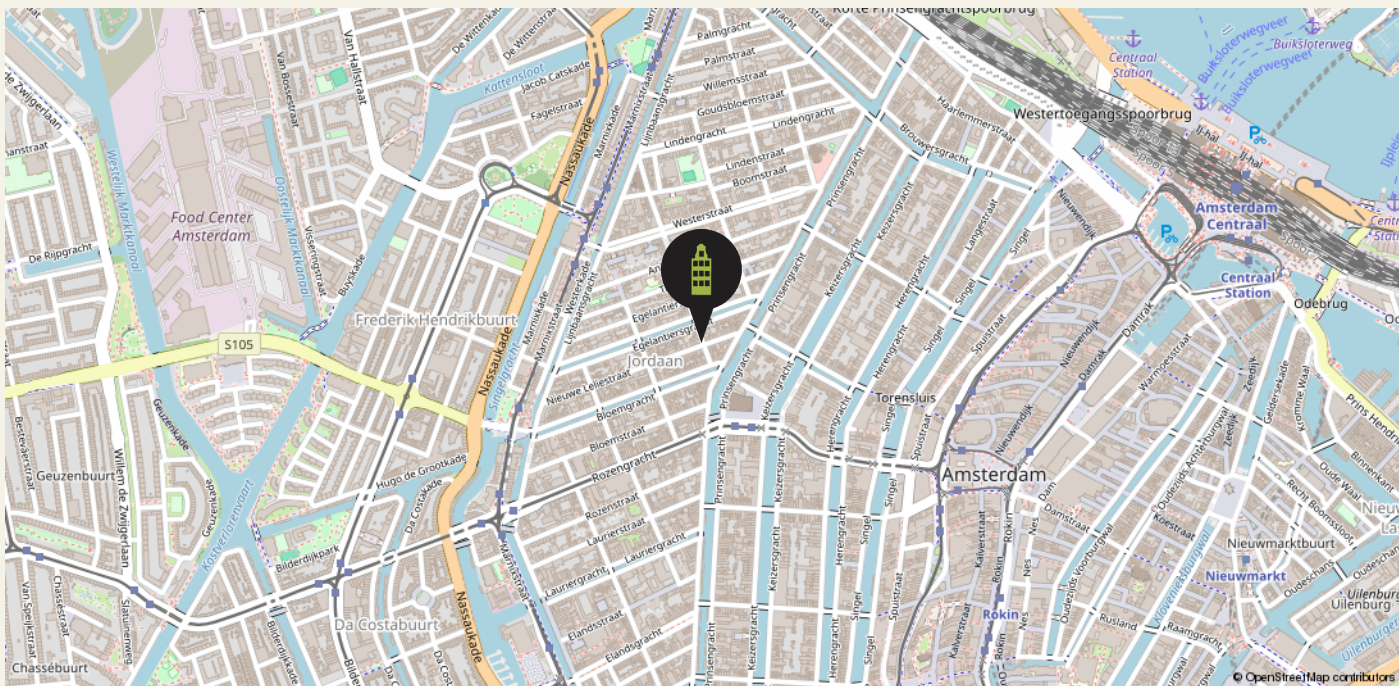
# Our Office Location

## 27 HOUSE REAL ESTATE



Our office

**Nieuwe Leliestraat 27 HS, 1015 SJ Amsterdam**



# Our Team

## 27 HOUSE REAL ESTATE



Managing Director

**Charles Grayson**

charles@27huis.nl



KRMT Agent

**Yvonne van Luijk**

yvonne@27huis.nl



Rental Team Lead & Buying Agent

**Roos Pham**

roos@27huis.nl



RM Agent

**Mark Zweers**

mark@27huis.nl



KRMT Agent

**Anna de Groot**

anna@27huis.nl



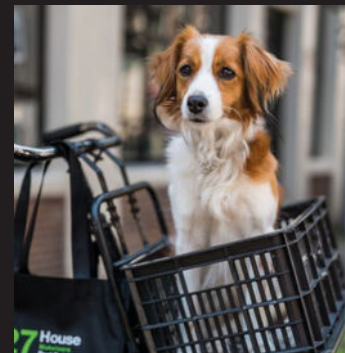
RM Agent

**Renate Holdinga**



Rental Agent

**Maria Han**



Chief Cuddling Officer

**T.J.**

### Contact

📍 27 Huis Makelaars  
Nieuwe Leliestraat 27 HS  
1015 SJ Amsterdam

☎ 020 - 428 07 21  
✉ info@27huis.nl  
🌐 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

