



Borgerstraat 203-3  
AMSTERDAM



# Features

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## *General*

Price: € 439.000,- k.k.

Status: For sale

## *Energy*

Energy label: C

## *Surface areas*

Living area: Approx. 44 m<sup>2</sup>

## *Specifications*

Property type: Apartment

Building type: Existing construction

Year of construction: 1911

Setting: Situated on a peaceful street

## *Details*

Location: Amsterdam

Ownership: Freehold

## *Layout*

Total bedrooms: 1

Total bathrooms: 1

Bathroom facilities: Shower, vanity unit and toilet



## **Charming and move-in ready apartment with a sunny balcony**

The Agency presents this bright and charming one-bedroom apartment of approximately 44 m<sup>2</sup>, featuring a spacious bedroom and a practical layout, located on the sought-after Borgerstraat in Amsterdam Oud-West.

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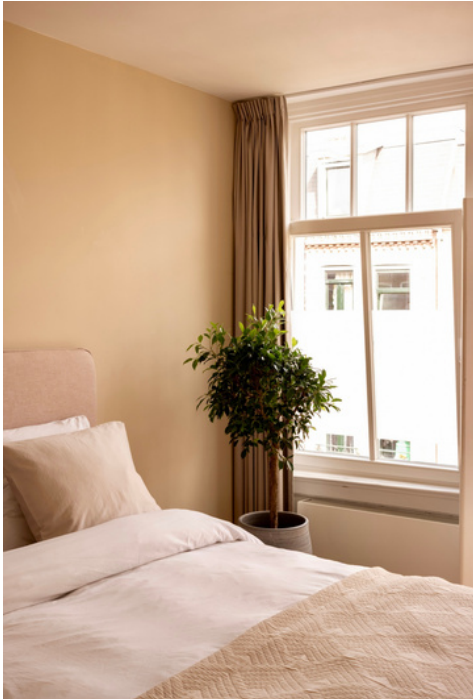
## Layout

Via the communal staircase, you reach the third floor of the building.

At the rear of the apartment, you will find the bright living room with open-plan kitchen. Thanks to the large windows and French doors opening onto the balcony, the space enjoys an abundance of natural light. The sunny balcony serves as a pleasant extension of the living area.

The modern open kitchen is equipped with various built-in appliances, including a 4-burner gas hob, oven, dishwasher, and refrigerator. The washing machine connection is also located here.





At the front of the apartment is the spacious bedroom, featuring French doors opening onto a charming French balcony and a practical built-in wardrobe wall.

The bathroom, accessible from the hallway, is compact yet practical and fitted with a shower, washbasin, and toilet.

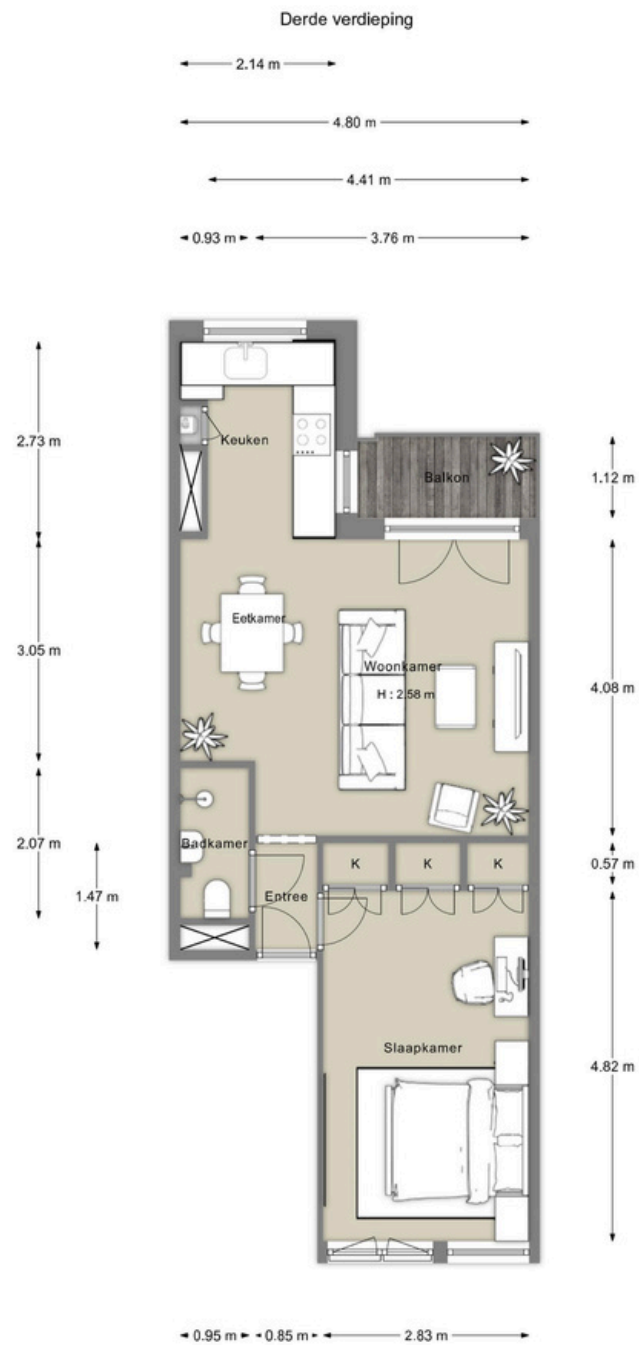


Are you looking for a bright and move-in ready apartment in one of the most sought-after areas of Amsterdam Oud-West? Then this charming apartment on the beloved Borgerstraat could be exactly what you are looking for.

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# Floorplan



"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

- Living area of approximately 44 m<sup>2</sup>;
- Situated on freehold land (no ground lease);
- Sunny south-facing balcony;
- Spacious bedroom with French balcony;
- Oak herringbone flooring;
- Homeowners' association service charges: €120 per month;
- Transfer date in consultation.

## Cadastral data

- Municipality of Amsterdam
- Section: T
- Complex Designation: 6666
- Apartment Index: 4
- Share: 1/5

## Location

The apartment is located on the sought-after Borgerstraat, in the popular Borgerbuurt area of Amsterdam Oud-West. Within walking distance are the Jan Pieter Heijestraat, the Overtoom, and the Vondelpark, offering a wide variety of cafés, restaurants, boutiques, and specialty stores close at hand.

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## **Measurement instruction**

The apartment has been measured according to the Measurement Instruction, based on the NEN 2580 standard. This instruction aims to provide a uniform indication of the usable floor area. Although the measurement was carried out by a professional and reliable company, differences may occur due to interpretation, rounding, or practical limitations during the process. Buyer indemnifies The Agency Amsterdam and the seller from liability for any discrepancies in the stated measurements. Buyer acknowledges having been given the opportunity to measure the property personally, or have it measured by an expert, in accordance with NEN 2580.

## **General Information and Liability**

All information has been compiled with care by The Agency Amsterdam. Nevertheless, The Agency Amsterdam accepts no liability for any inaccuracies or omissions, nor for their consequences. Buyers have their own duty to investigate all matters that are relevant to them. We advise buyers to be accompanied throughout the entire purchase process by a qualified real estate agent who represents their interests. The Agency Amsterdam exclusively represents the seller in this transaction.

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Info@theagencyre.nl  
+31 20 209 0404

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[www.theagencyre.nl](http://www.theagencyre.nl)

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