



CARLA
VAN DEN BRINK

**GIETERSSTRAAT 6
AMSTERDAM**

Characterful, light and surprisingly spacious living
in a renovated listed building in the Jordaan.

*Estate Agency Carla van den Brink
loves the city of Amsterdam.
But maybe it loves the city's
inhabitants even more.*

*And one takes good care of one's
loved ones. That has been our credo
since 1979, and it will always
remain our credo.*



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LIVING

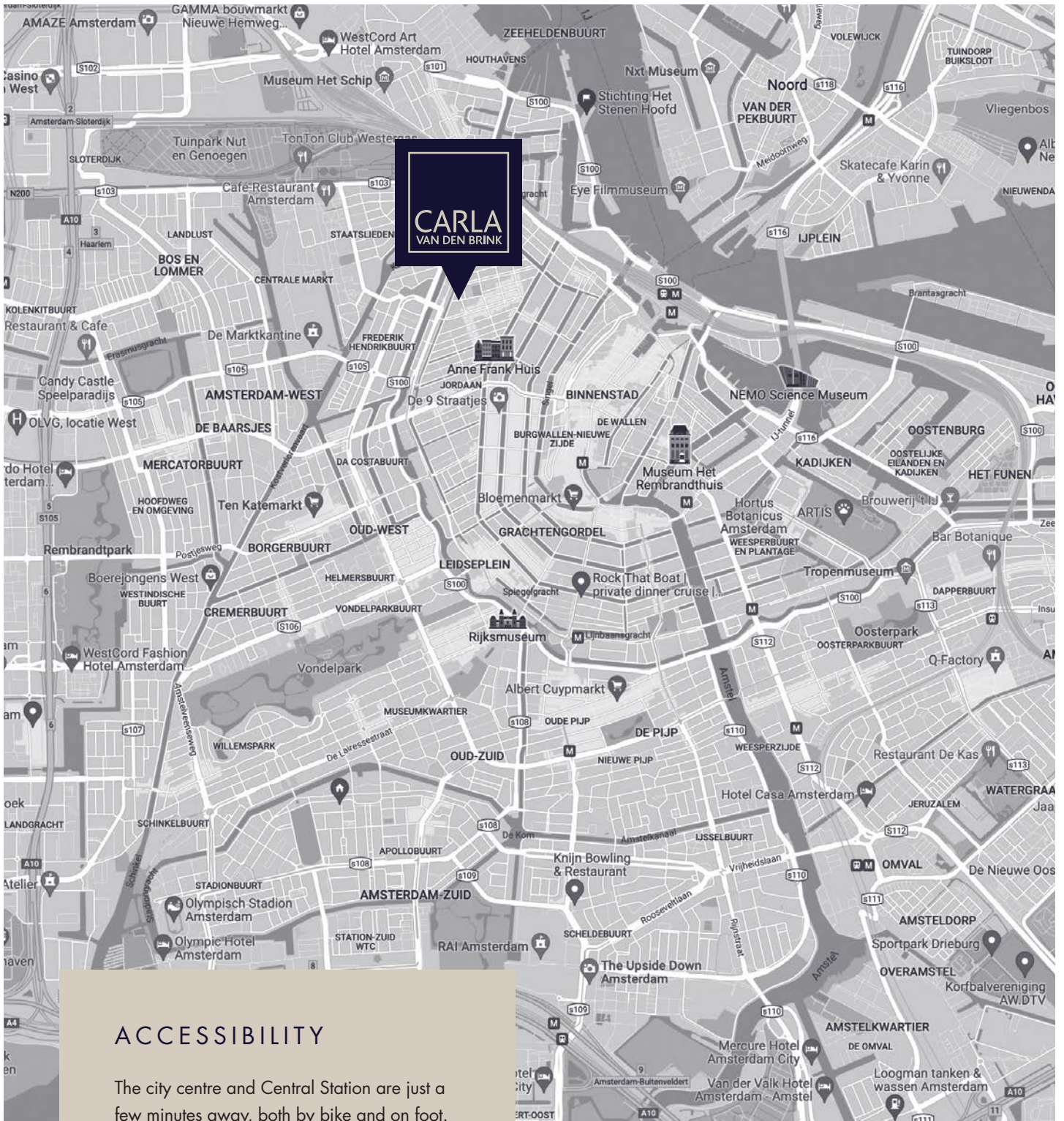
Situated on a quiet street, in the heart of one of Amsterdam's most beloved neighbourhoods, lies this exceptional listed property comprising a ground-floor and first-floor flat. The property (an entire building) is divided into a ground-floor flat (basement and ground floor) and a double first-floor flat (first and second floors) and features a total of three entrances.

The property was fully renovated in 2014 (including new electrical wiring, drainage, water pipes, hardwood windows, roof insulation, etc.). The entire street layout was newly completed by the council in 2026.

The ground-floor flat with garden has its own (right-hand) entrance from the street, as well as a separate entrance leading directly to the basement. The two-storey upper flat also has its own, independent (left-hand) entrance and a balcony. This layout makes the property versatile in use, for example for dual occupancy, working from home or accommodating guests.

Situated on freehold land and designated as a listed building within a conservation area, this property offers a unique blend of historic charm and modern living comfort. Exposed beamed ceilings, a calm colour scheme and high-quality finishes create a warm atmosphere.





ACCESSIBILITY

The city centre and Central Station are just a few minutes away, both by bike and on foot. By car, the A10 ring road is easily accessible, with good connections to Schiphol, Utrecht, The Hague and Rotterdam.

Parking is available via paid parking and permits. The property falls within the Centrum 2b permit zone. With this permit, parking is also permitted in Centrum 2a-2fg.

SURROUNDINGS

The property is situated in the Jordaan, one of Amsterdam's most beloved neighbourhoods, known for its characteristic streets, cosy cafés, restaurants and unique boutiques.

In the immediate vicinity, there is a wide range of dining options, such as Pluk Amsterdam, Stach, Café Winkel 43, Bar Jansz and The Pancake Bakery.

For daily shopping, there are various supermarkets and specialist shops within walking distance, including Albert Heijn and Jumbo, as well as the lively local markets.

Within walking distance are the Noordermarkt, Westerstraat and Westerpark, where tranquillity, culture and recreation come together. Despite its central location, the street is quiet and has an almost village-like character, creating a pleasant balance between vibrancy and residential comfort.

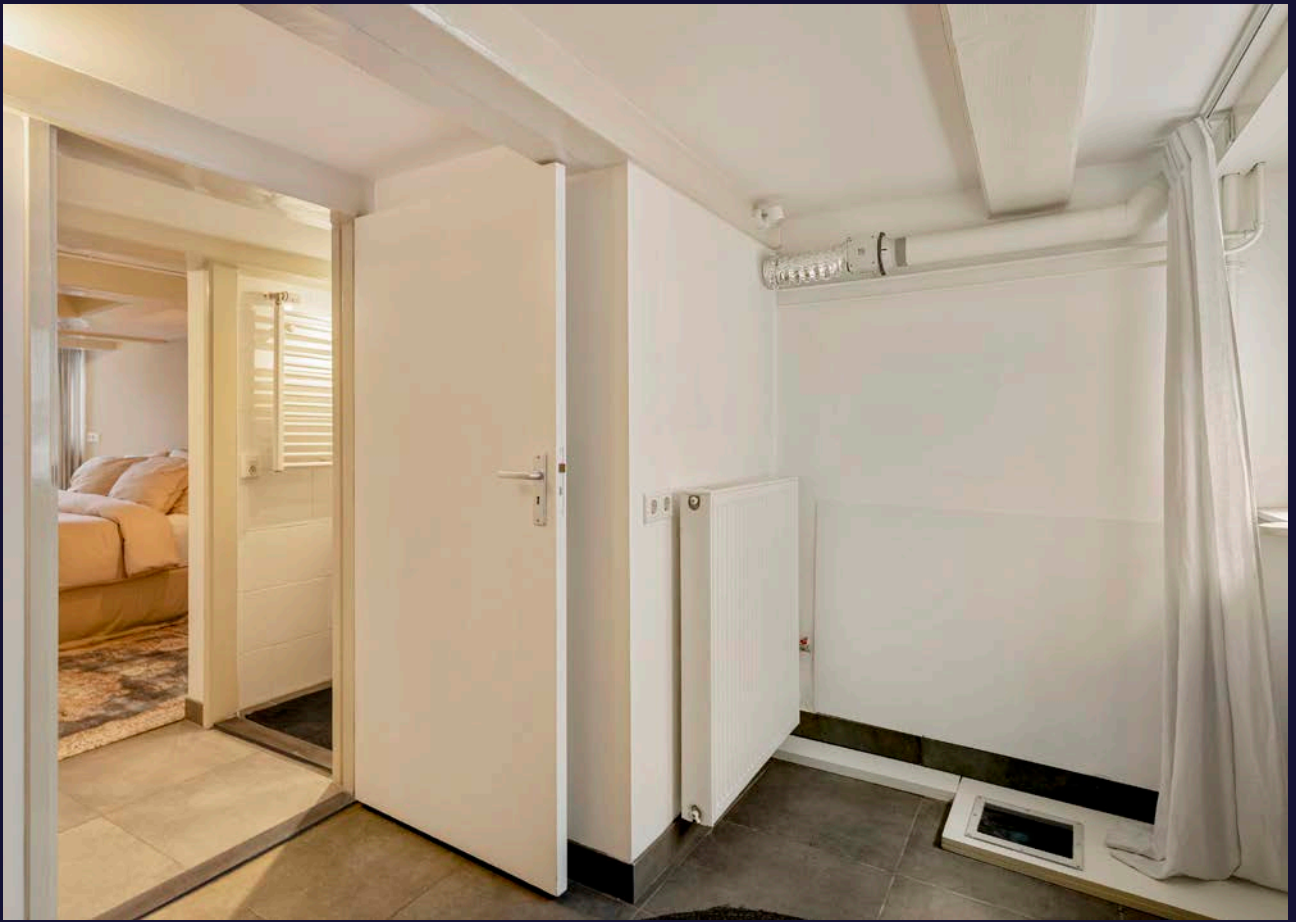


The property comprises a total of 4 floors and has the following layout:

BASEMENT

The basement is accessible via a private, separate entrance from the street and via an internal staircase from the ground floor. Here you will find a bedroom with fitted wardrobes, a newly finished bathroom, a separate toilet and a hallway with connections for a washing machine and tumble dryer. There is also a practical storage room. This floor is multifunctional and ideally suited as a guest accommodation, workspace or additional sleeping area.





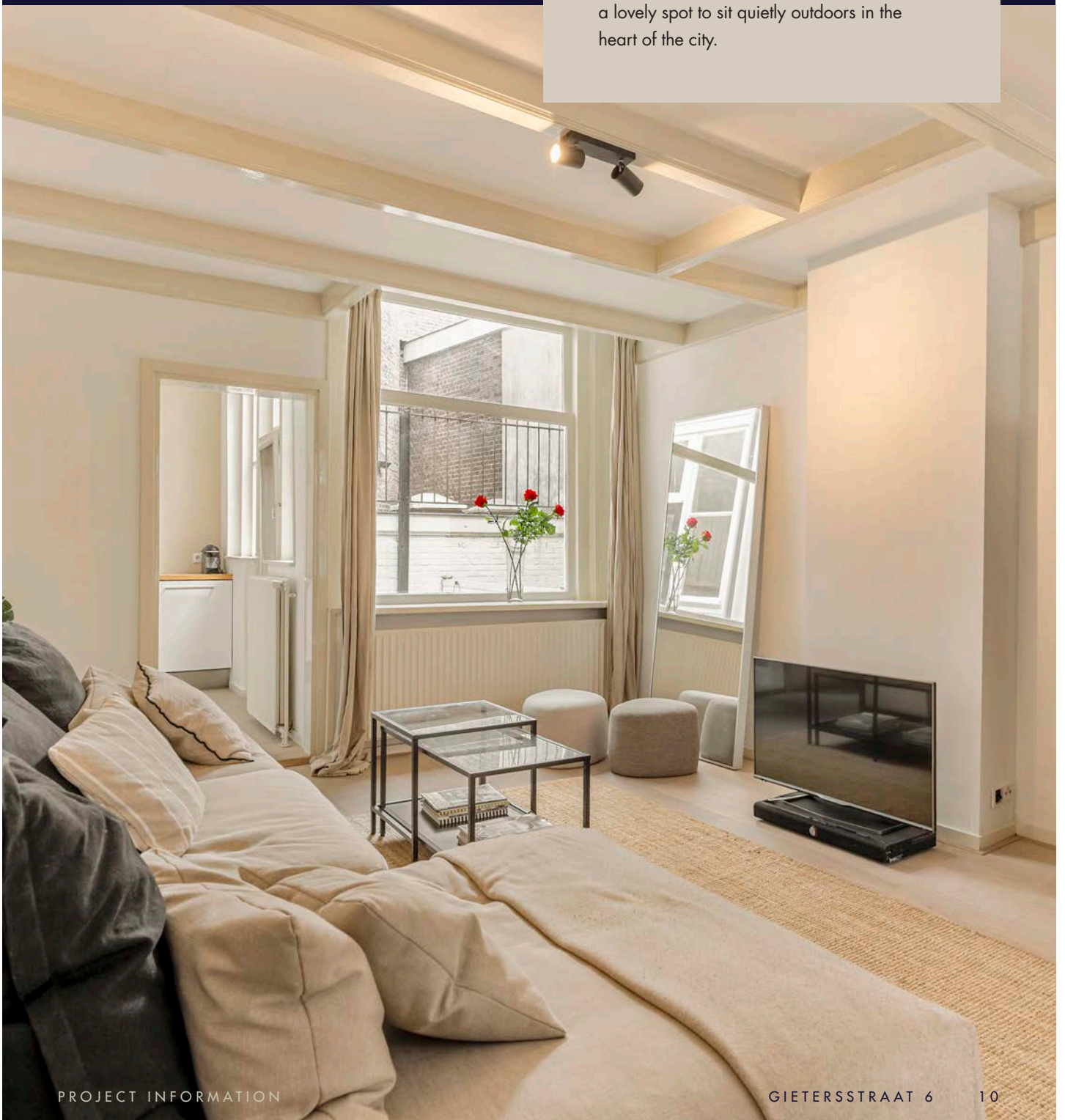




GROUND FLOOR

Through the ground floor's private entrance, you enter the cosy living room. The space is practically laid out and offers room for a dining table and seating area. The characteristic beamed ceiling immediately creates an authentic atmosphere.

At the rear is the kitchen with access to the sheltered back garden (approx. 7 m²), a lovely spot to sit quietly outdoors in the heart of the city.

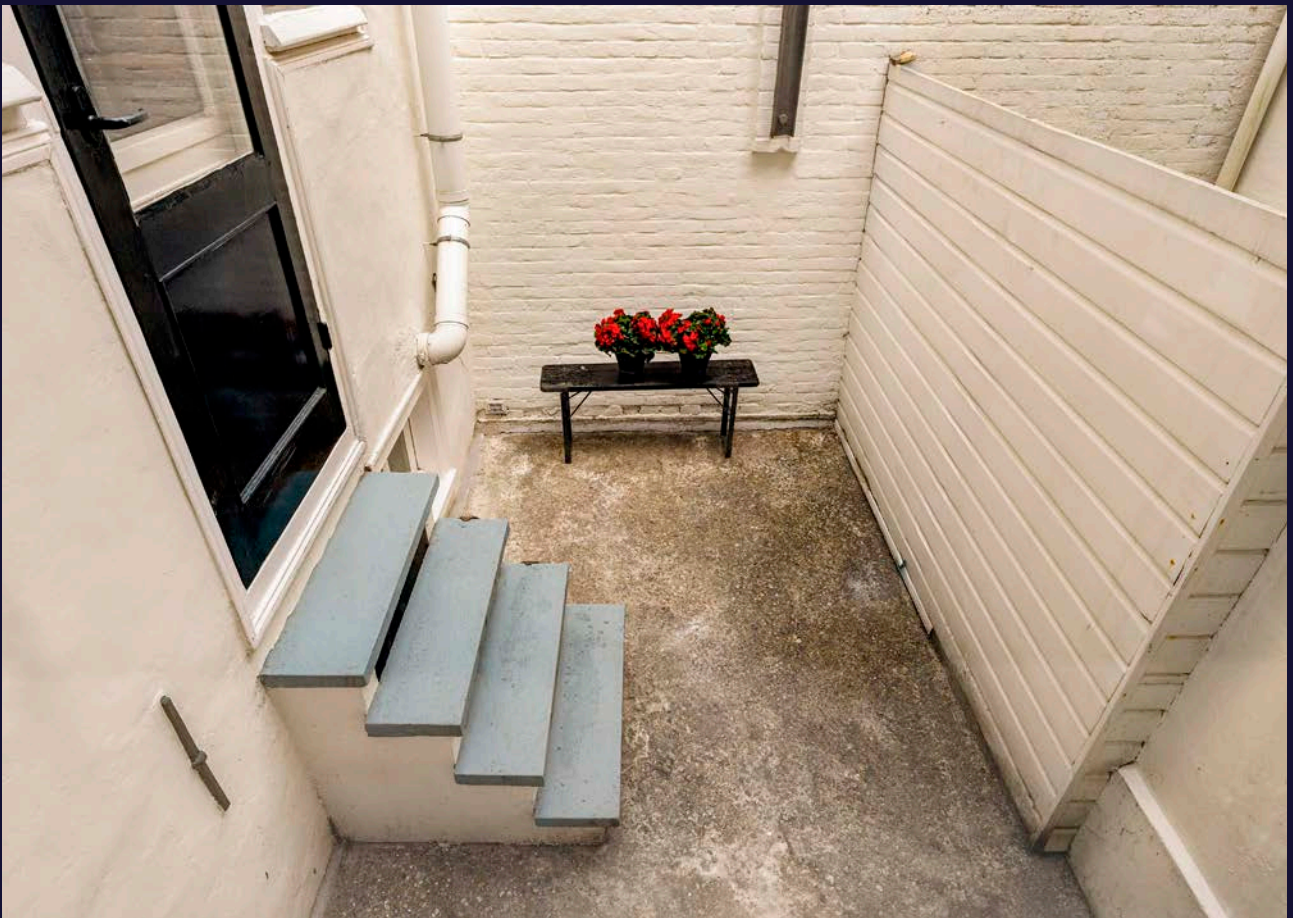






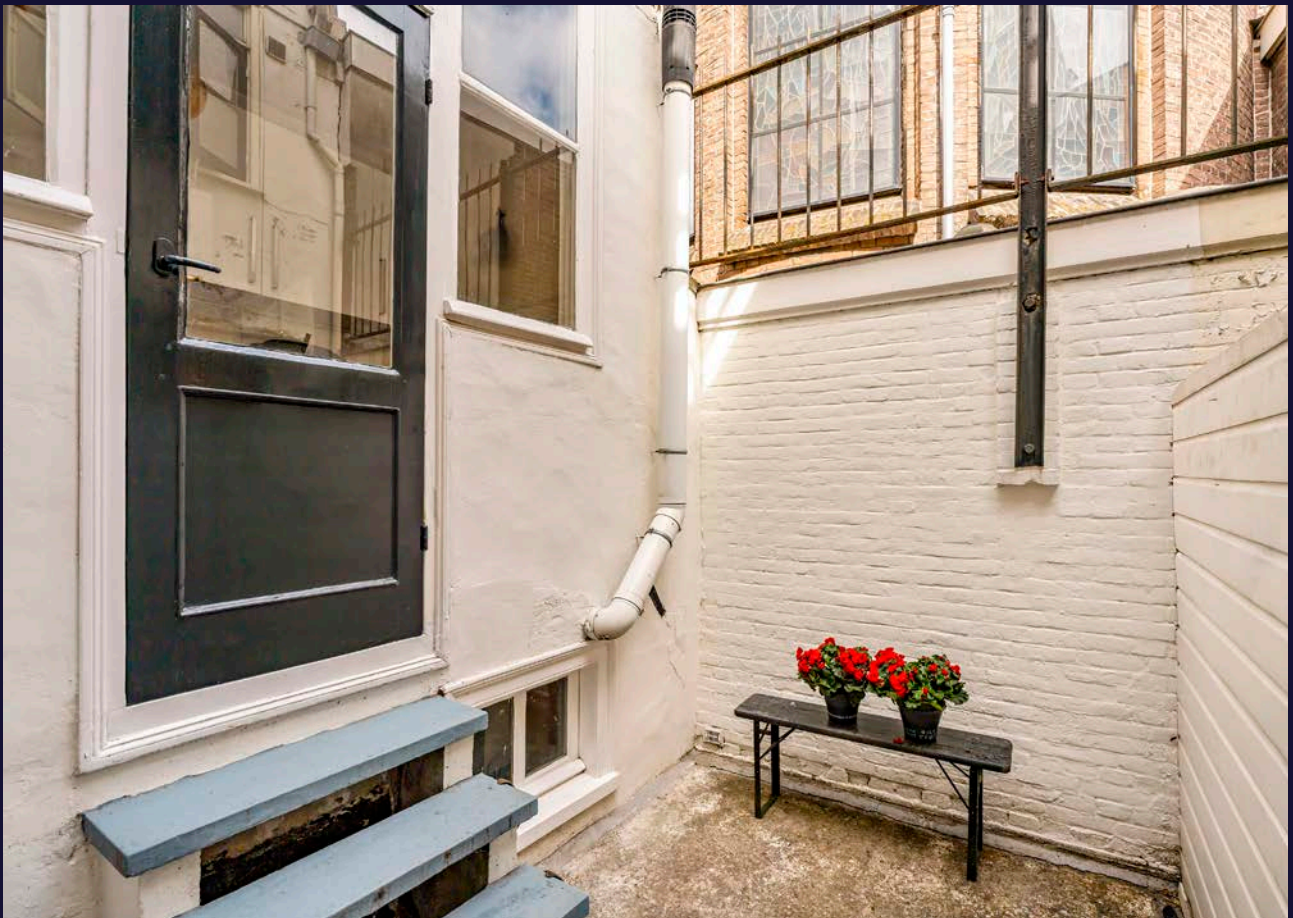
THE CHARACTERISTIC
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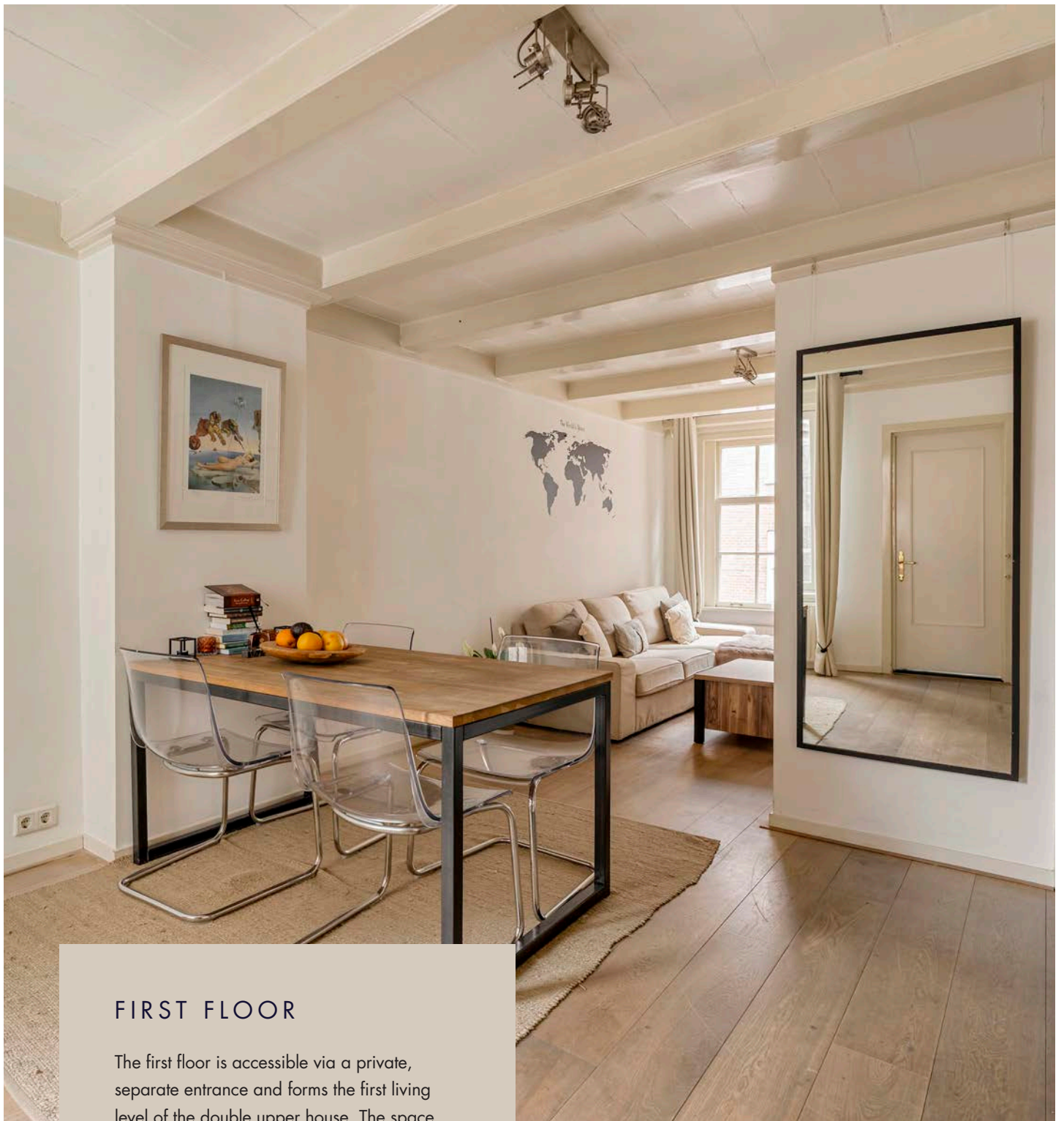




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BACK GARDEN IS A
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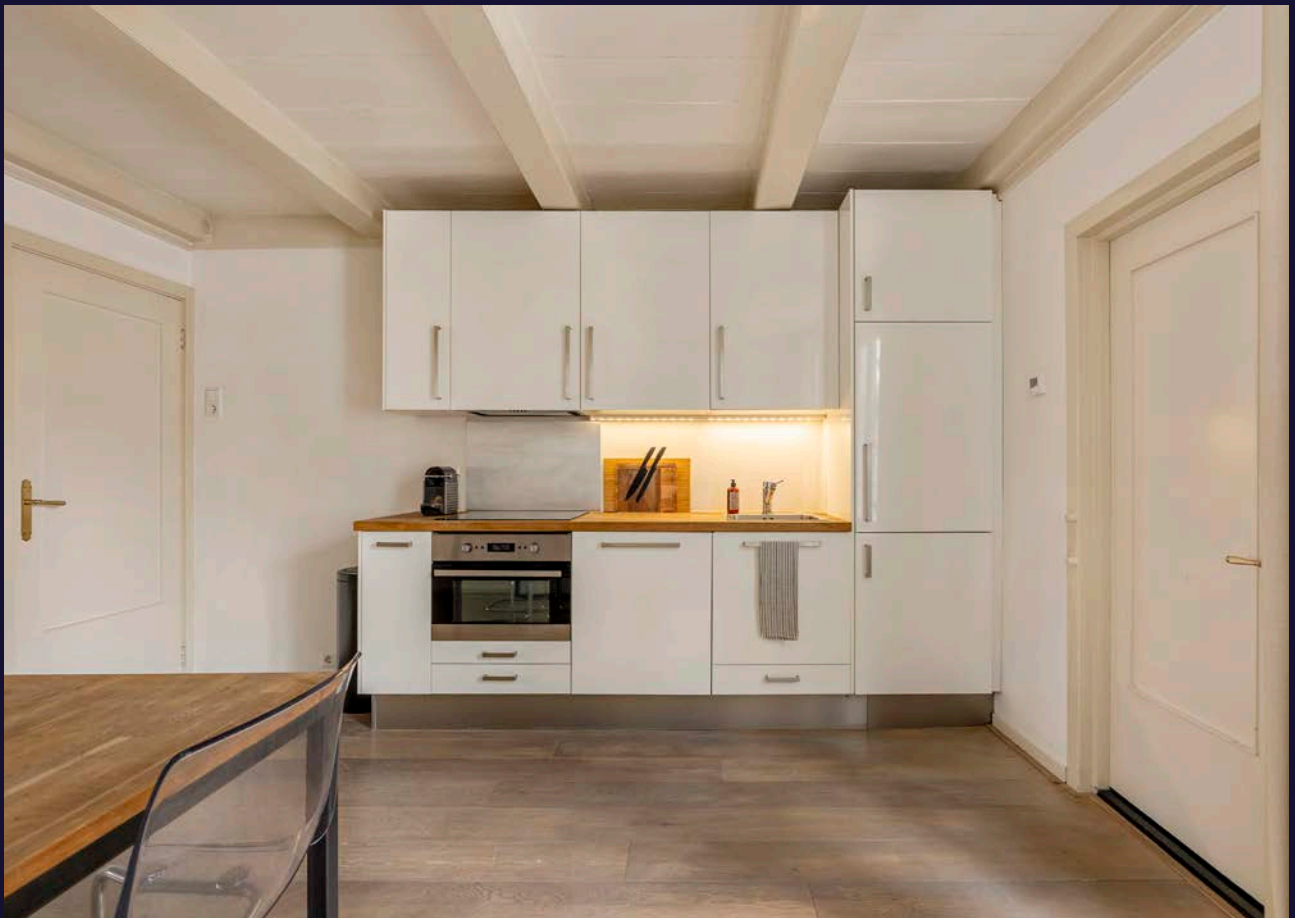






FIRST FLOOR

The first floor is accessible via a private, separate entrance and forms the first living level of the double upper house. The space is surprisingly light and spacious. Here you will find a generous living room with large windows, pleasant natural light and the original beamed ceiling. The open-plan kitchen is modern in design with light-coloured units and a wooden worktop. There is also a neat bathroom with a walk-in shower, washbasin unit and connections for a washing machine and tumble dryer.







THE BATHROOM HAS A WALK-IN SHOWER, WASH-BASIN UNIT AND CONNECTIONS FOR A WASHING MACHINE AND TUMBLE DRYER.



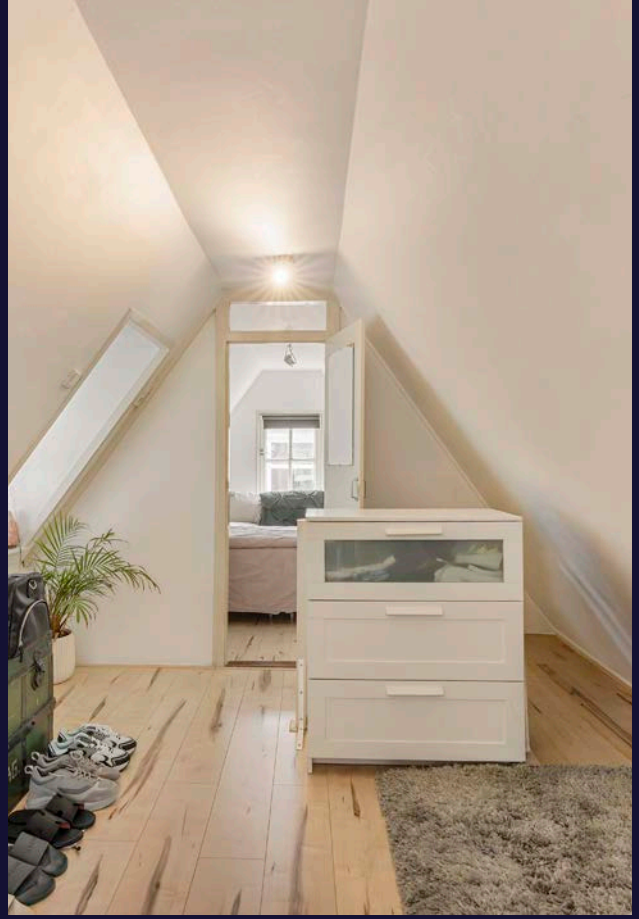
SECOND FLOOR

The top floor is cleverly laid out and features a bedroom with an adjoining loft space that is used as a dressing room and can also serve as an extra bedroom.

The roof structure creates a cosy and peaceful atmosphere with optimal use of the space. This floor also provides access to the balcony (approx. 8 m²), where you can enjoy the fresh air in peace and quiet.

With a minor modification, it is possible to create a direct internal access from the double ground-floor flat to the double upper-floor flat, allowing the entire property to be lived in as a single home.

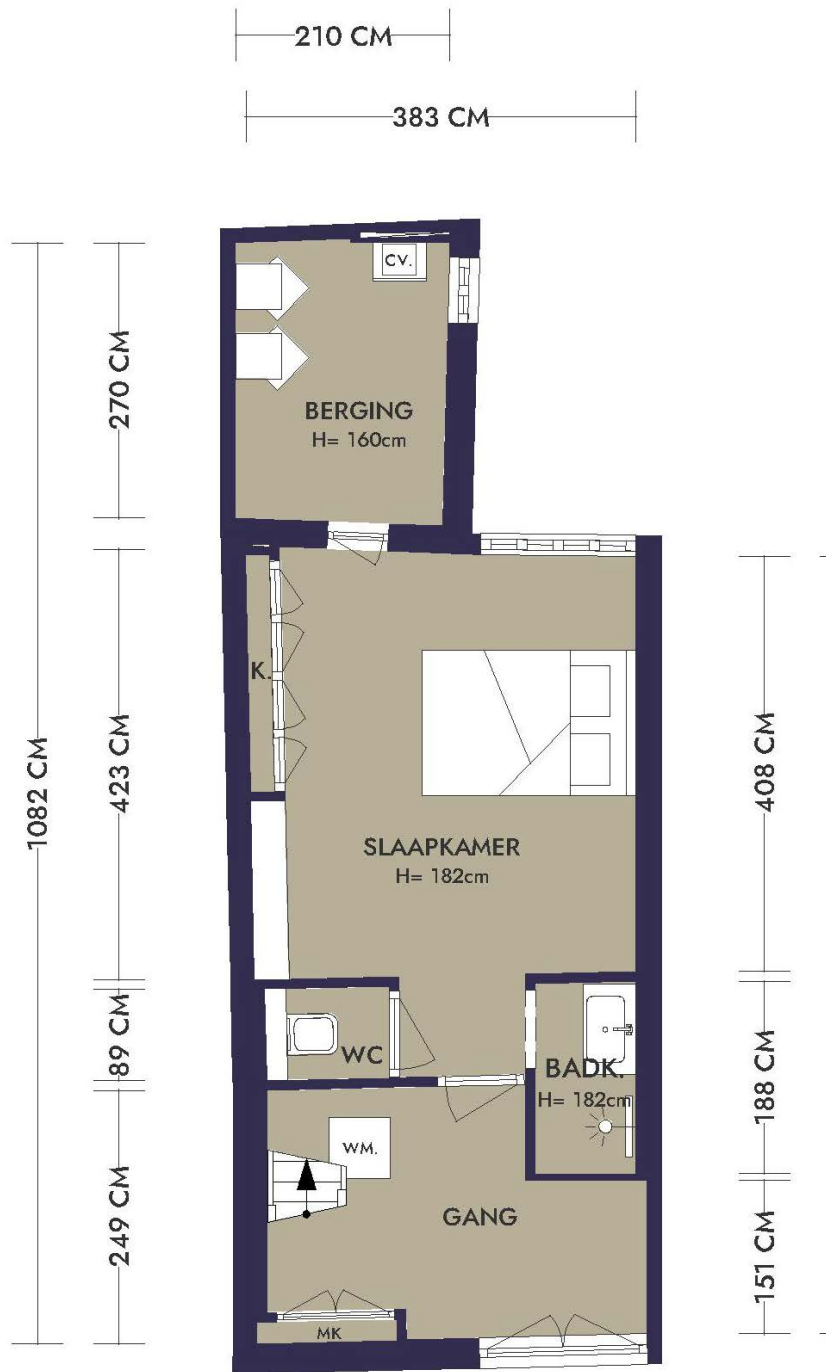






THIS PROPERTY OFFERS A UNIQUE
BLEND OF HISTORIC CHARM
AND MODERN LIVING COMFORT.

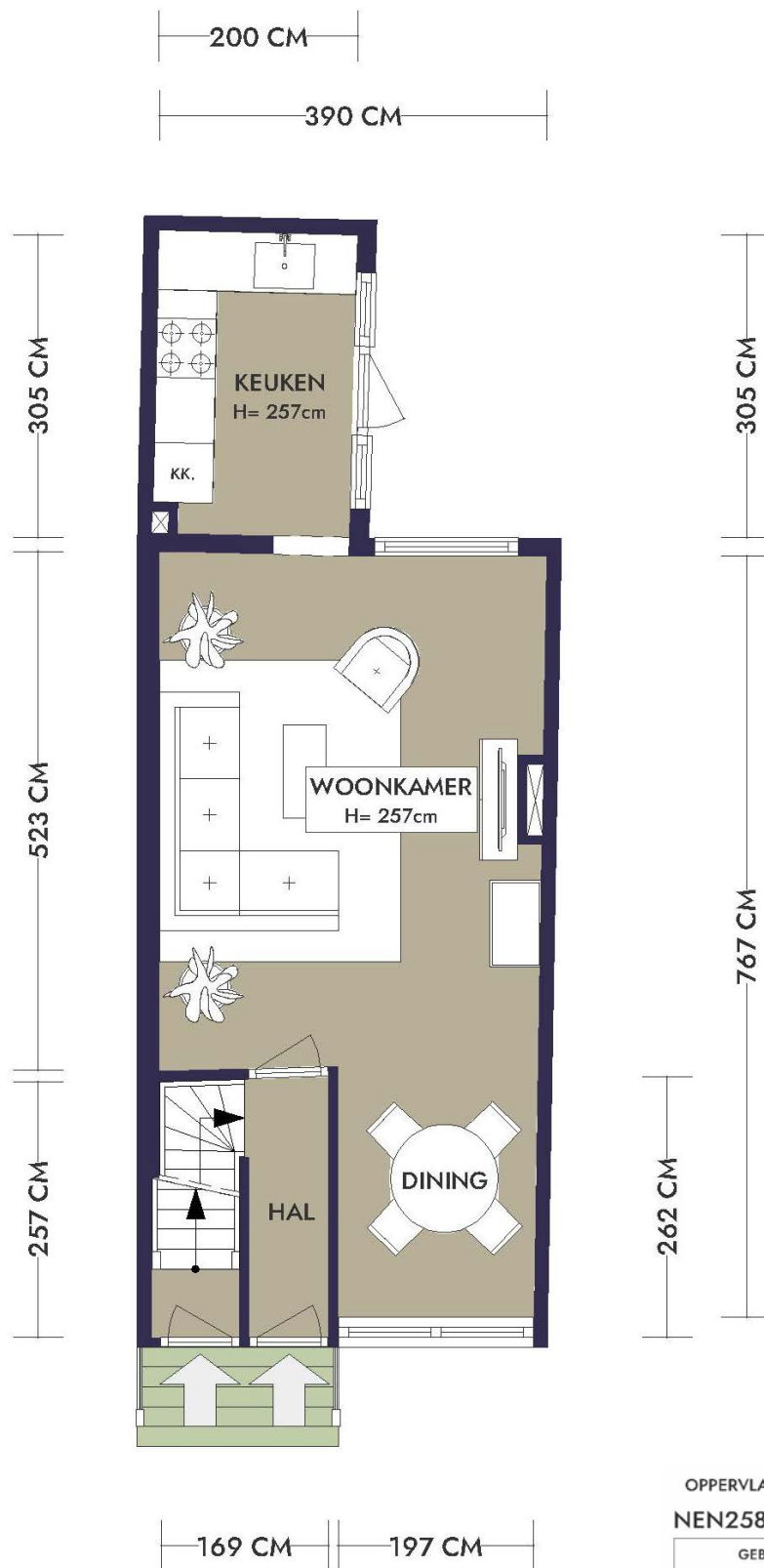
BASEMENT



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.
NEN2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	N.V.T.
OVERIGE INPANDIGE RUIMTE	28,90 M ²
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	5,70 M ²

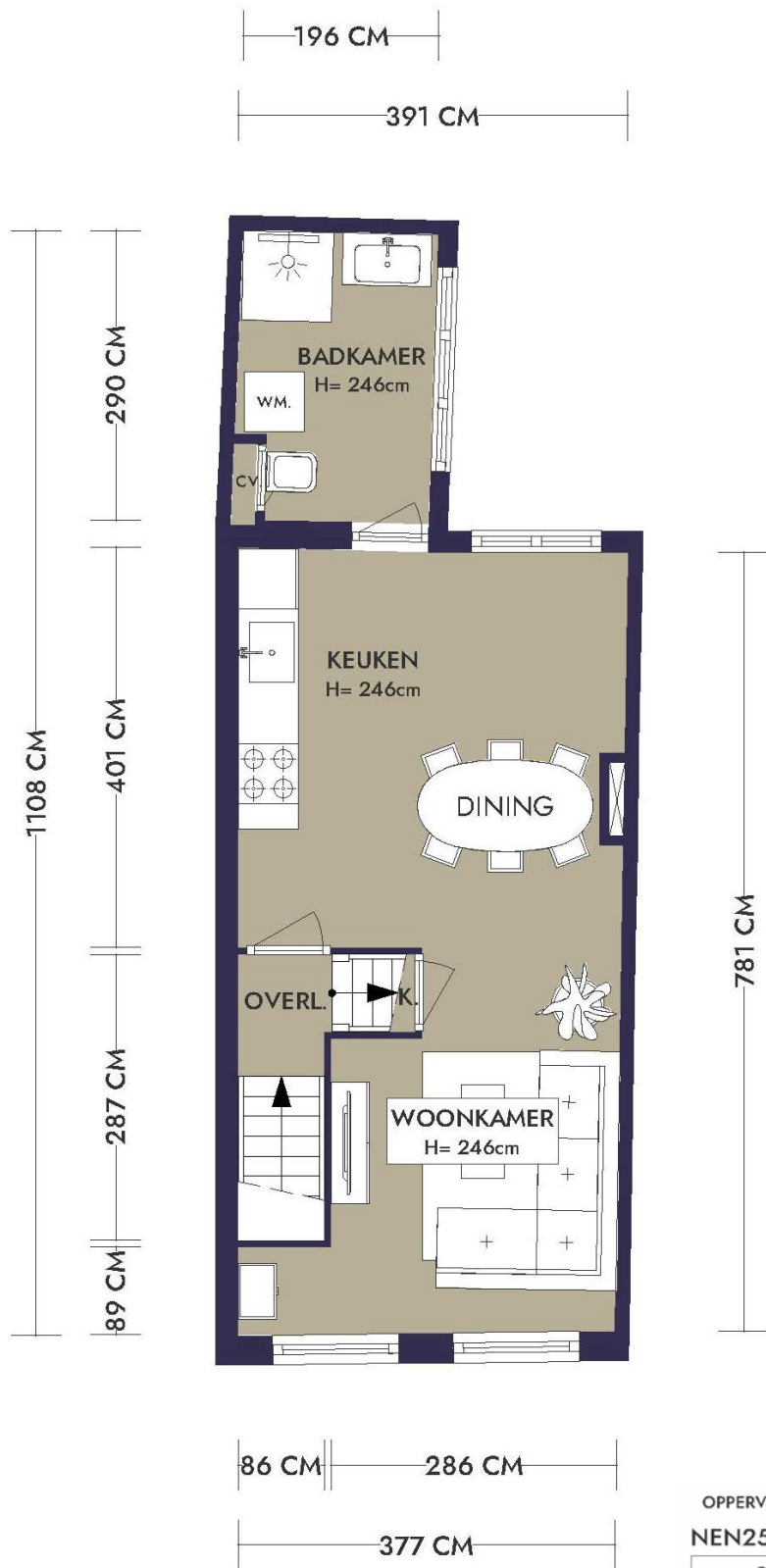
GROUND FLOOR



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.
NEN2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	36,30 M ²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

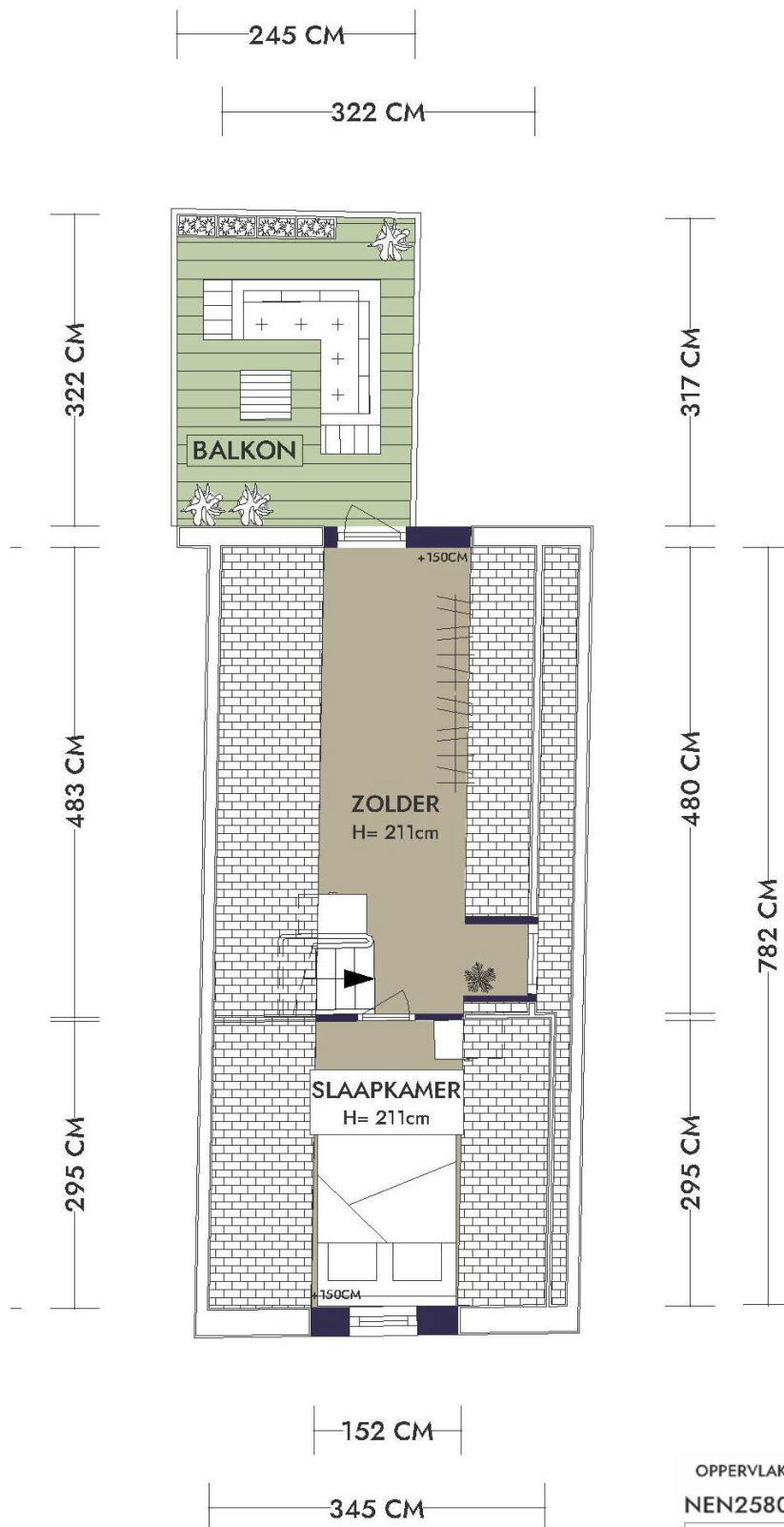
FIRST FLOOR



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.
NEN2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	36,40 M ²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

SECOND FLOOR



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.

NEN2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	12,40 M ²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	7,70 M ²
EXTERNE BERGRUIMTE	N.V.T.

PLOT



SPECIFICATIONS

OBJECT

Type:	Townhouse
Type:	Mid-terrace house
Year of construction:	1700
Current use:	Living space
Current destination:	Living space

OUTDOOR SPACE

Backyard	7 m ²
Balcony	8 m ²

DETAILS

- + Entire property with a total floor area of 136 m²
- + 4 floors with balcony and garden, right in the heart of the Jordaan
- + Living area approx. 85 m² (NEN2580)
- + Other indoor space approx. 29 m² (basement)
- + Other indoor space approx. 6 m² (storage room)
- + 2 bright living areas, 2 kitchens, 2 bathrooms, 3 bedrooms
- + Listed building
- + Situated on freehold land
- + Undivided; according to the BAG, the entire property is registered as a single dwelling with one house number

The following clauses, amongst others, will be included in the deed of sale:

- + Non-occupancy clause
- + Age clause

CHARACTERISTICS

Living area:	114 m ²
Number of rooms:	6
Number of bedrooms:	4
Volume:	391 m ³
Building- related outdoor space:	8 m ²

CADASTRAL

Municipality	Amsterdam
Section	L
Plot Number	1662

DESTINATION

- + Destination of this property is living space
- + There are similar homes in the area
- + Shops and public transport are within walking distance

MUNICIPALITY

- + No issues known to the Environmental Protection Agency
- + There are no known summons
- + No known negative information about the foundation

OWNERSHIP SITUATION

- + Full ownership

