

Amsterdam

Frederiksstraat 6 - 3

Price € 390.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

FREDERIKSSTRAAT 6 3

- English text below -

Sfeervol 2-kamerappartement met ruime zolderkamer op een aantrekkelijke locatie in Oud-West!

Dit 2-kamerappartement met ruime zolderkamer/berging van ca. 18 m² is gelegen op een mooie locatie aan het Vondelpark, in het geliefde Amsterdam Oud-West.

De woning heeft een woonoppervlakte van ca. 44 m², is gelegen op eigen grond en beschikt over een woonkamer met toegang tot het balkon, een halfopen keuken, een slaapkamer, een toilet en doucheruimte. Daarnaast beschikt de woning over een ruime zolderkamer/berging van ca. 18 m², gelegen direct boven de woning.

Locatie

De ligging is ideaal. De Frederiksstraat grenst aan het Vondelpark, waardoor je zo het park in wandelt. Hier komen rust, groen en sportieve activiteiten samen, terwijl de levendigheid van de stad zich letterlijk om de hoek bevindt.

Binnen tien minuten fietsen bereik je onder andere het Concertgebouw, het Rijksmuseum, het Van Gogh Museum, het Leidseplein en de P.C. Hooftstraat. Ook de Zuidas is goed bereikbaar: via het Vondelpark fiets je er in ongeveer 15 minuten naartoe.

Op de Overtoom vind je een breed aanbod aan winkels, supermarkten, zoals Albert Heijn, speciaalzaken, cafés en restaurants. Veel dagelijkse voorzieningen bevinden zich daarmee op korte afstand.

Ook het openbaar vervoer is goed geregeld. Meerdere trams en bussen stoppen op de Overtoom. Met tramlijn 1 ben je binnen enkele minuten bij station Lelylaan, met een directe treinverbinding naar Schiphol Airport. Met de auto zijn bovendien de uitvalswegen en de ring A10 goed bereikbaar.

Indeling

Middels het gezamenlijke trappenhuis bereik je de derde verdieping, waar de entree van de woning zich bevindt.

Direct achter de voordeur kom je in een kleine hal, met toegang tot het toilet en de doucheruimte. De woonkamer is aan de achterzijde gelegen en biedt toegang tot het balkon op het zuidwesten.

Vanuit de woonkamer is de halfopen keuken bereikbaar. De keuken is in 2025 geplaatst en voorzien van een koel-/vriescombinatie, vaatwasser, elektrische kookplaat en combioven/magnetron.

In de keuken bevindt zich tevens de C.V.-ketel uit 2024.

Aan de voorzijde bevindt zich de slaapkamer, voorzien van een vaste kledingkast.

Op de zolder bevindt zich aan de achterzijde een ruime zolderkamer/berging, direct boven de woning gelegen. Met een omgevingsvergunning en goedkeuring van de VvE zou deze ruimte mogelijk bij de woning kunnen worden betrokken, waarmee een woonoppervlakte van ca. 62 m² kan worden gerealiseerd. Tevens bevindt zich op deze verdieping een doucheruimte met wastafel.

Bijzonderheden

- Woonoppervlakte ca. 43,8 m²;
- Zolderkamer ca. 18,2 m²;
- Gelegen op eigen grond (geen erfpacht);
- Verwarming en warm water via Intergas HRE C.V.-ketel (2024);
- Energielabel F;
- Funderingsherstel uitgevoerd in 1994;
- Actieve VvE, welke in eigen beheer wordt



gevoerd. Servicekosten € 99,36 per maand;
- Geen zelfbewonings-, asbests-, en
ouderdomsclausule van toepassing.

Is je interesse gewekt?

Wij maken graag een afspraak voor een
bezichtiging. Dit appartement en de
mogelijkheden van de extra zolderruimte zijn
het beste tijdens een bezichtiging te ervaren.

Vraagprijs € 390.000,-- k.k.

De tussen verkoper en koper gesloten
koopovereenkomst komt pas tot stand indien
beide partijen schriftelijk de koopakte hebben
ondertekend.

Aanvaarding in overleg.

TIMEOUT MAGAZINE SAYS...

Oud 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

Atmospheric 1-bedroom apartment with
spacious attic room in an attractive location in
Oud-West

This 1-bedroom apartment with a spacious
attic room/storage space of approximately 18
m² is situated in a desirable location near
Vondelpark, in the popular Amsterdam Oud-
West neighbourhood.

The apartment has a living area of
approximately 44 m², is situated on freehold
land and comprises a living room with access
to the balcony, a semi-open kitchen, a
bedroom, a separate toilet and shower room.
In addition, the property benefits from a
spacious attic room/storage space of
approximately 18 m², located directly above
the apartment.

LOCATION

The location is ideal. Frederiksstraat borders
Vondelpark, allowing you to walk straight into
the park, where peace, greenery and
recreational activities come together. At the
same time, the vibrant atmosphere of the city
is literally just around the corner.

Within a ten-minute bike ride, you can reach
the Concertgebouw, Rijksmuseum, Van Gogh
Museum, Leidseplein and P.C. Hooftstraat. The
Zuidas business district is also easily
accessible: it takes approximately 15 minutes
to cycle there via Vondelpark.

Overtoom offers a wide range of shops,
supermarkets such as Albert Heijn, speciality
stores, cafés and restaurants. Many everyday
amenities are therefore within easy reach.



Public transport is also excellent, with several trams and buses stopping along Overtoom. Tram 1 takes you to Lelylaan station within a few minutes, offering a direct train connection to Schiphol Airport. By car, the main roads and the A10 ring road are also easily accessible.

Layout

The communal staircase leads to the third floor, where the entrance to the apartment is located.

Immediately behind the front door is a small hallway, providing access to the separate toilet and shower room. The living room is situated at the rear of the apartment and provides access to the southwest-facing balcony.

The semi-open kitchen is accessible from the living room. The kitchen was installed in 2025 and is equipped with a fridge/freezer combination, dishwasher, electric hob and combination oven/microwave.

The central heating boiler, installed in 2024, is also located in the kitchen.

The bedroom is situated at the front of the apartment and features a built-in wardrobe.

The attic level features a spacious attic room/storage space at the rear, located directly above the apartment. Subject to obtaining an environmental permit and approval from the owners' association (VvE), this space could potentially be incorporated into the apartment, creating a total living area of approximately 62 m². This level also features a shower room with washbasin.

Details:

- Living area approximately 43.8 m²;
- Attic room/storage space approximately 18.2 m²;
- Situated on freehold land (no ground lease);
- Heating and hot water via Intergas HRE central heating boiler (2024);
- Energy label F;
- Foundation repairs carried out in 1994;
- Active owners' association (VvE), managed by the owners themselves. Service charges €99.36 per month;
- No owner-occupancy, asbestos, or age-related clause applies.

Interested?

We would be happy to arrange a viewing. The apartment, its location and the possibilities offered by the additional attic space are best appreciated in person.

Asking price € 390.000,-- k.k.

The purchase agreement concluded between the seller and the buyer is only concluded if both parties have signed the deed of sale in writing.

Acceptance in consultation.

TIMEOUT MAGAZINE SAYS...

Oud 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!



Features

FREDERIKSSTRAAT 6 3

1054 LC AMSTERDAM

Construction

Type house	Upper floor apartment
Year of construction	1882
Maintenance inside	Moderate
Maintenance outside	Good
Energy rating	F

Areas and capacity

Living area	Approx 43.80m ²
Capacity	Approx 141.82m ³
Outdoor space	Balcony
Storage space	Approx 18.20m ²

Layout

Number of rooms	2
Bedrooms	1
Floors	1

Location

Amsterdam	Oud West - Near Vondelpark
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Other features

- | | |
|--|------------------------------------|
| - Attic room/storage ca. 18.2 m ² | - Foundation repairs 1994 |
| - Freehold land (No ground lease!) | - Active owners' association (VvE) |
| - Central heating boiler (2024) | |





Large
Living Area





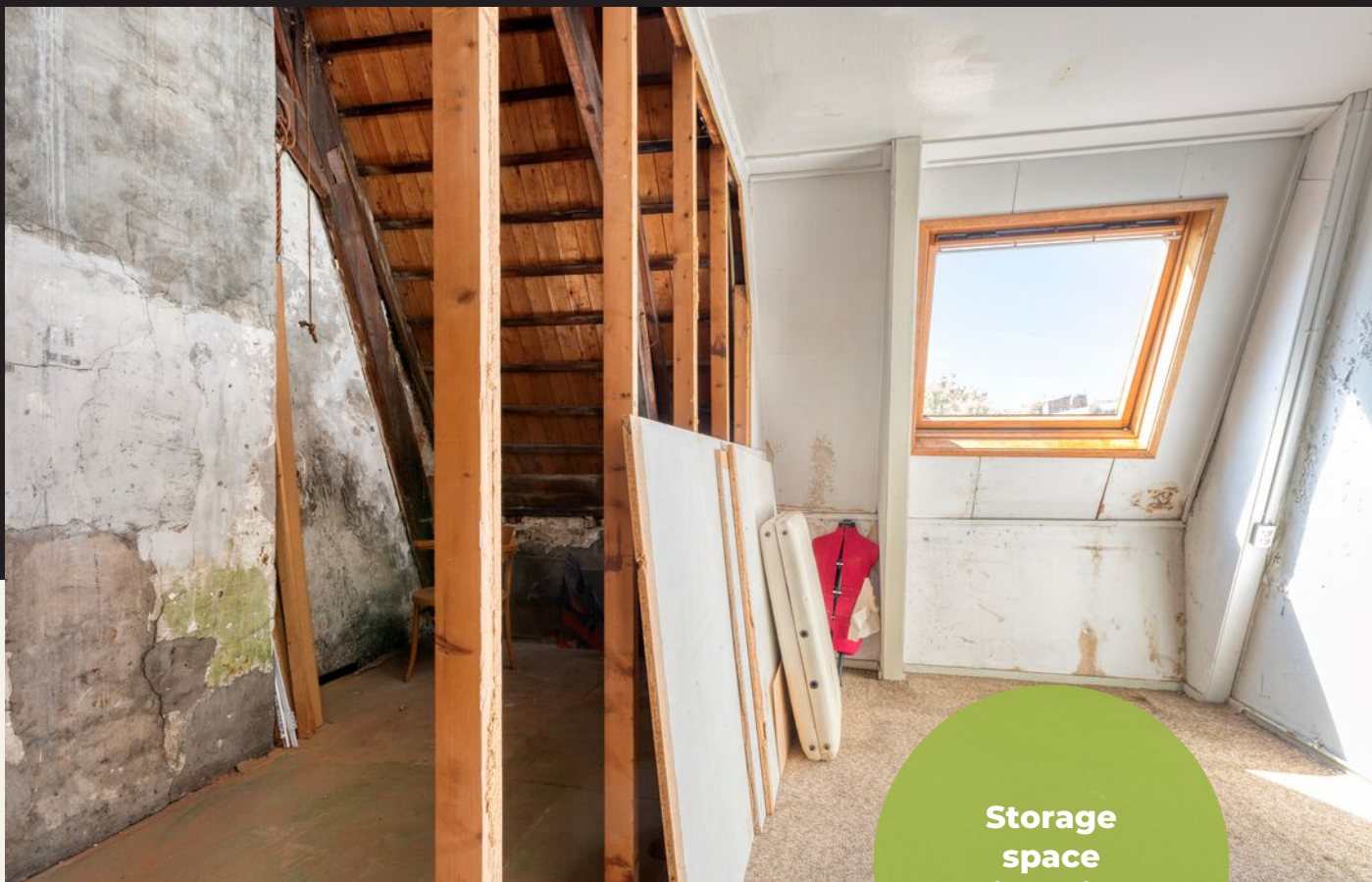




**Spacious
Bedroom**

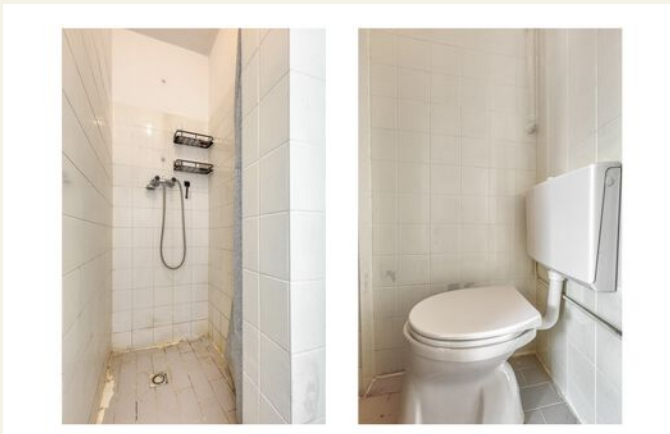






**Storage
space
in attic**

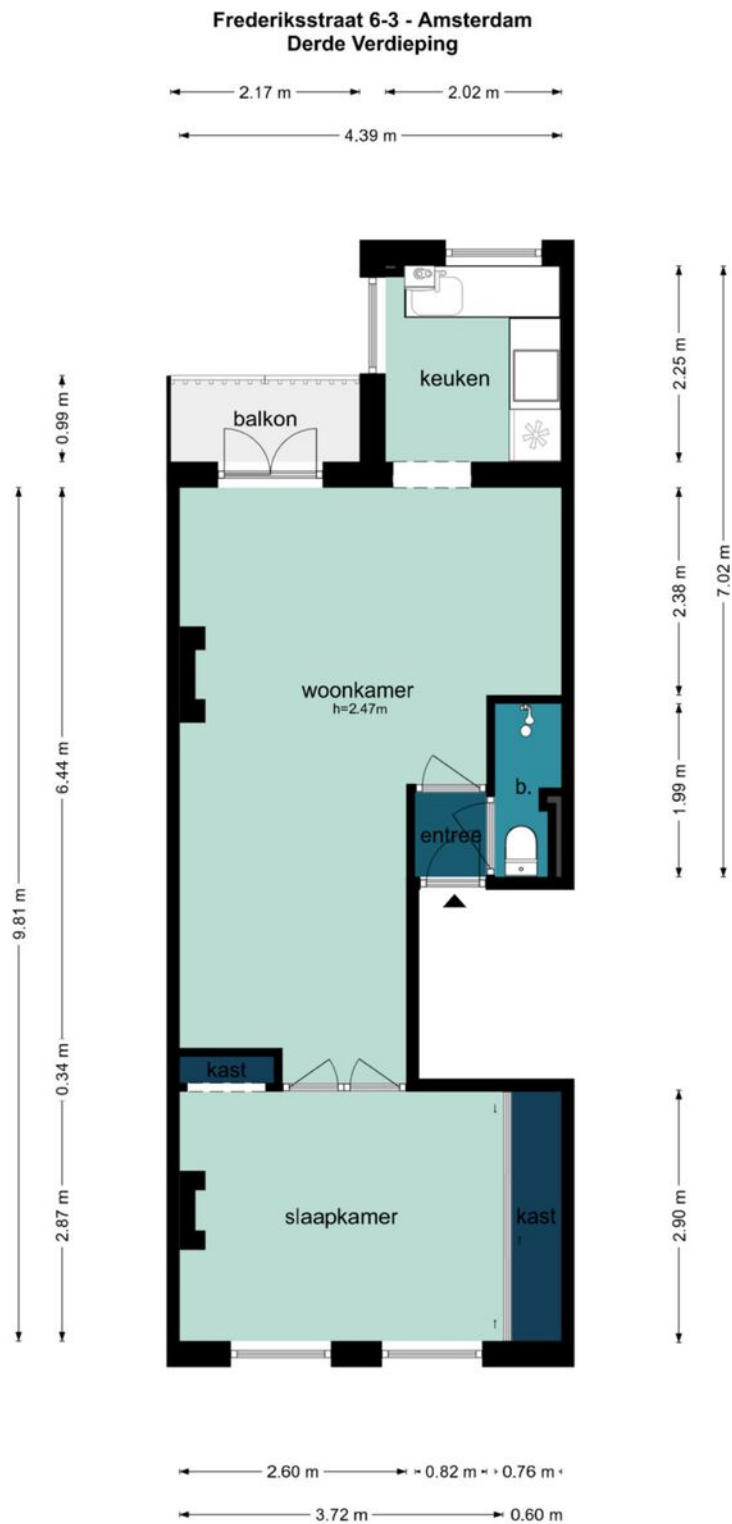






Floorplan

FREDERIKSSTRAAT 6 3



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

FREDERIKSSTRAAT 6 3

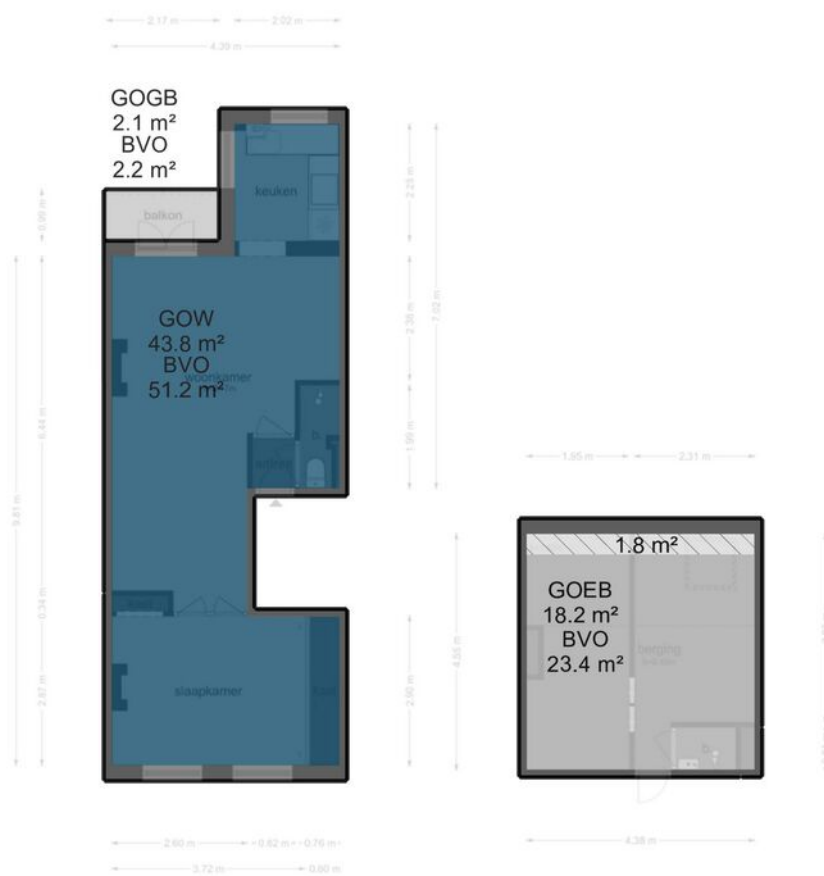
Frederiksstraat 6-3 - Amsterdam Vierde Verdieping



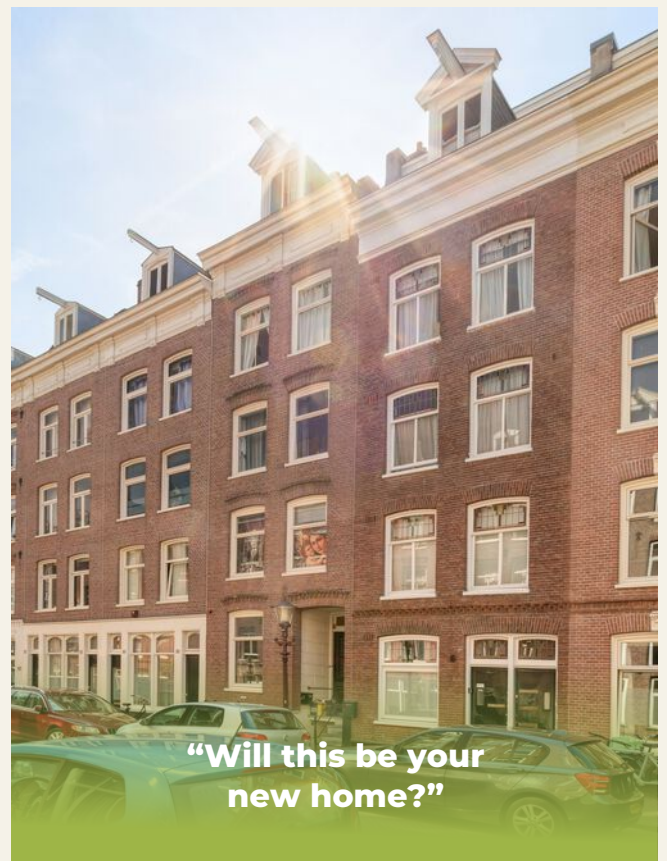
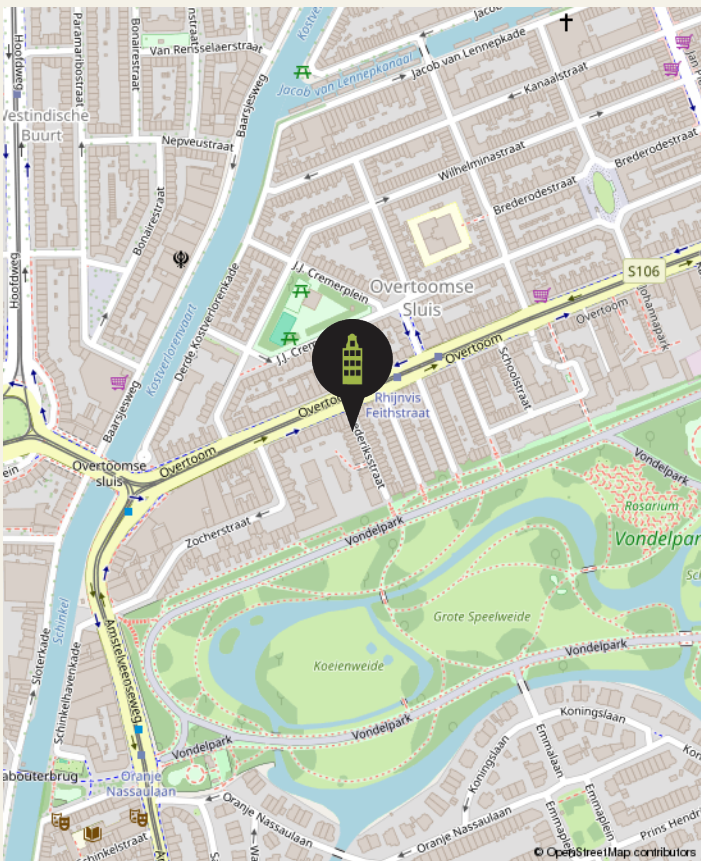
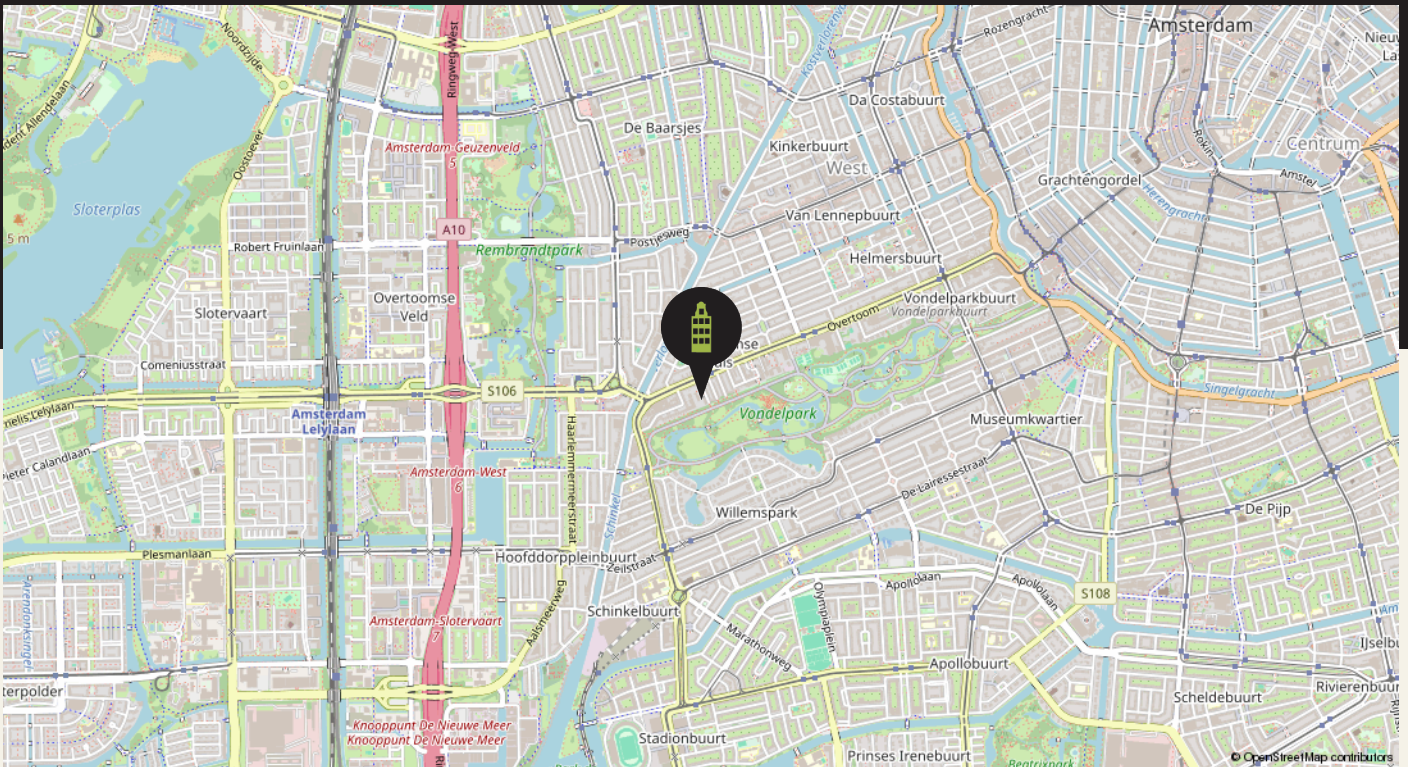
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Floorplan

FREDERIKSSTRAAT 6 3



The location of FREDERIKSSTRAAT 6 3 1054 LC AMSTERDAM



Cadastral map

FREDERIKSSTRAAT 63

Kadastrale kaart

Uw referentie: FS6-3



12345

Deze kaart is noordgericht

Perceelnummer

Huisnummer

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Voor een eensluidend uittreksel, geleverd op 24 juli 2026

De bewaarder van het kadaster en de openbare registers

Schaal 1: 500

Kadastrale gemeente Amsterdam

Sectie U

Perceel 292

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.

kadaster



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 Team

27 HOUSE REAL ESTATE



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Rental Team Lead & Buying Agent

Roos Pham

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RM Agent

Mark Zweers

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KRMT Agent

Anna de Groot

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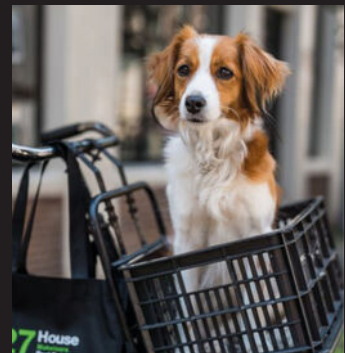
RM Agent

Renate Holdinga



Rental Agent

Maria Han



Chief Cuddling Officer

T.J.

Contact

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27 House
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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

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



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
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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

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pararius

