Amsterdam

Vondelstraat 70 1

Price € 699.027,- K.K.

FOR SALE

27 House Makelaars Real Estate

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

About
VONDELSTRAAT 70 1

***** English tekst below*****

Ruim en karaktervol tweekamerappartement op eigen grond, met uitzonderlijke plafondhoogte en vernieuwde fundering

Op een prachtige locatie tussen het Vondelpark en het Leidseplein ligt dit bijzondere appartement van circa 73 m², gelegen op eigen grond – dus zonder erfpacht. De woning combineert karakteristieke details met een indrukwekkende ruimtelijke beleving. De bijna 4 meter hoge plafonds, grote raampartijen en glas-in-looddetails zorgen voor veel licht, sfeer en een bijzonder gevoel van ruimte.

De brede woonkamer vormt het hart van de woning. De uitzonderlijke hoogte van het plafond geeft de ruimte een indrukwekkend volume dat moeilijk volledig in foto's is vast te leggen. De open haard en karakteristieke details voegen warmte en sfeer toe.

Een belangrijk voordeel is dat de fundering in 2025 volledig is vernieuwd. De woning beschikt daarnaast grotendeels over HR++-glas, wat bijdraagt aan een goede geluidsisolatie en energiezuinigheid. De karakteristieke glas-in-loodramen zijn voorzien van dubbelglas.

INDELING
Het appartement is gelegen op de eerste verdieping en bereikbaar via een ruime en gemakkelijk te belopen trap. Vanuit de entree en hal zijn alle vertrekken toegankelijk.

De lichte woonkamer is breed opgezet en biedt een mooie combinatie van leefruimte, hoge plafonds en karakter. De grote ramen zorgen voor veel natuurlijk licht en kijken uit op de omgeving. De open woon-/eetruimte sluit aan op de ingebouwde keuken, voorzien van een vaatwasser, combinatieoven en 5-pits kookplaat.

De zeer ruime slaapkamer biedt naast een comfortabele slaapruimte ook mogelijkheden voor een thuiswerkplek.

De moderne badkamer beschikt over een ligbad met douche, wastafel met meubel en een separaat toilet. Vanuit de badkamer is er toegang tot een royale bergruimte boven de hal, bereikbaar via een luik met vlizotrap.

De wasmachine en droger bevinden zich in een separate was-/bergruimte op de tweede verdieping.

BIJZONDERHEDEN
- Eigen grond – geen erfpacht
- Fundering volledig vernieuwd in 2025
- Uitzonderlijke plafondhoogte van circa 4 meter
- Veel licht en een bijzonder gevoel van ruimte
- Grote raampartijen met karakteristieke glas-in-looddetails
- Open haard
- Zeer ruime slaapkamer met mogelijkheid voor thuiswerkplek
- Open woon-/eetruimte
- Veel bergruimte
- Grotendeels HR++-glas, voor goede geluidsisolatie en energiezuinigheid
- Glas-in-loodramen voorzien van dubbelglas
- Gezonde en professioneel beheerde VvE
- VvE-bijdrage €146 per maand
- Energielabel D
- Oplevering in overleg, kan snel
- Bosch Junker cv-ketel
- Ouderdoms-, niet-zelfbewonings- en asbestclausule van toepassing
- Keuze notaris aan koper, mits gevestigd in Amsterdam en volgens het Amsterdamse Ringmodel

OMGEVING
De Vondelstraat ligt in de geliefde Vondelbuurt, op steenworp afstand van het Vondelpark en het levendige Leidseplein. Ook de P.C. Hooftstraat, Van Baerlestraat, Leidsestraat en Overtoom liggen op korte afstand, evenals een breed aanbod aan cafés, restaurants en culturele voorzieningen.

De buurt combineert de levendigheid van Oud-West met de stijlvolle sfeer van Oud-Zuid. Dankzij de uitstekende openbaarvervoersverbindingen en de snelle aansluiting op de A10 via de Overtoom is ook de bereikbaarheid uitstekend.

Een heerlijk appartement met karakter, ruimte en een bijzondere plafondhoogte, gelegen op eigen grond en met een volledig vernieuwde fundering. Eigenlijk moet je het gewoon zien om de werkelijke ruimtelijkheid, charme en kwaliteit van dit mooie appartement optimaal te ervaren.

*****English*****

Spacious and Characterful One-Bedroom Apartment on Freehold Land, with Exceptional Ceiling Height and Renewed Foundation

Ideally located between the Vondelpark and Leidseplein, this distinctive apartment of approximately 73 m² is situated on freehold land, meaning there is no ground lease.

The apartment combines original character with an impressive sense of space. The almost 4-metre-high ceilings, large windows and beautiful stained-glass details create an abundance of natural light, atmosphere and volume.

The wide living room is the heart of the home. The exceptional ceiling height gives the space a remarkable sense of volume that is difficult to fully capture in photographs. A fireplace and characteristic details add warmth and charm.

A major advantage is that the foundation was completely renewed in 2025. The apartment is also largely fitted with HR++ double glazing, contributing to good sound insulation and energy efficiency. The characteristic stained-glass windows are fitted with double glazing.

LAYOUT
The apartment is situated on the first floor and is accessible via a spacious and easily walkable staircase. The entrance hallway provides access to all rooms.

The bright and generously proportioned living room combines spaciousness, high ceilings and original character. Large windows provide plenty of natural light. The open-plan living and dining area connects to the built-in kitchen, equipped with a dishwasher, combination oven and 5-burner hob.

The very spacious bedroom also offers room for a comfortable home-working area.

The modern bathroom features a bathtub with shower, washbasin with vanity unit and a separate toilet. The bathroom also provides access to a generous storage area above the hallway, accessible via a hatch and loft ladder.

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

HIGHLIGHTS

- Freehold land – no ground lease
- Foundation completely renewed in 2025
- Exceptional ceiling height of approximately 4 metres
- Abundant natural light and an impressive sense of space
- Large windows with beautiful stained-glass details
- Fireplace
- Very spacious bedroom with room for a home office
- Open-plan living and dining area
- Ample storage space
- Largely fitted with HR++ double glazing, providing good sound insulation and energy efficiency
- Stained-glass windows with double glazing
- Healthy and professionally managed Homeowners' Association
- HOA contribution: €146 per month
- Energy label D
- Transfer in consultation, potentially at short notice
- Bosch Junker central heating boiler
- Age clause, non-owner-occupancy clause and asbestos clause applicable
- Buyer may choose the notary, provided it is located in Amsterdam and follows the Amsterdam Ring Model

LOCATION

Vondelstraat is situated in the highly sought-after Vondelbuurt, just moments from the iconic Vondelpark and lively Leidseplein. The P.C. Hooftstraat, Van Baerlestraat, Leidsestraat and Overtoom are also close by, together with an excellent selection of cafés, restaurants and cultural venues.

The neighbourhood combines the vibrant character of Oud-West with the elegant atmosphere of Oud-Zuid. Public transport connections are excellent, while the A10 motorway can be reached quickly via the Overtoom.

A charming apartment combining character, space and exceptional ceiling height, situated on freehold land with a completely renewed foundation. A viewing is highly recommended to fully appreciate the true sense of space, charm and quality this lovely apartment has to offer.

Features

VONDELSTRAAT 70 1

1054 GG AMSTERDAM

Construction

Type house	Appartement
Year of construction	1910
Maintenance inside	Good
Maintenance outside	Good
Energy rating	D

Areas and capacity

Living area	Approx 72.70m²
Capacity	Approx 312.91m³
Storage space	Approx 4m²

Layout

Number of rooms	2
Bedrooms	1
Floors	1

Location

Amsterdam	Vondelparkbuurt

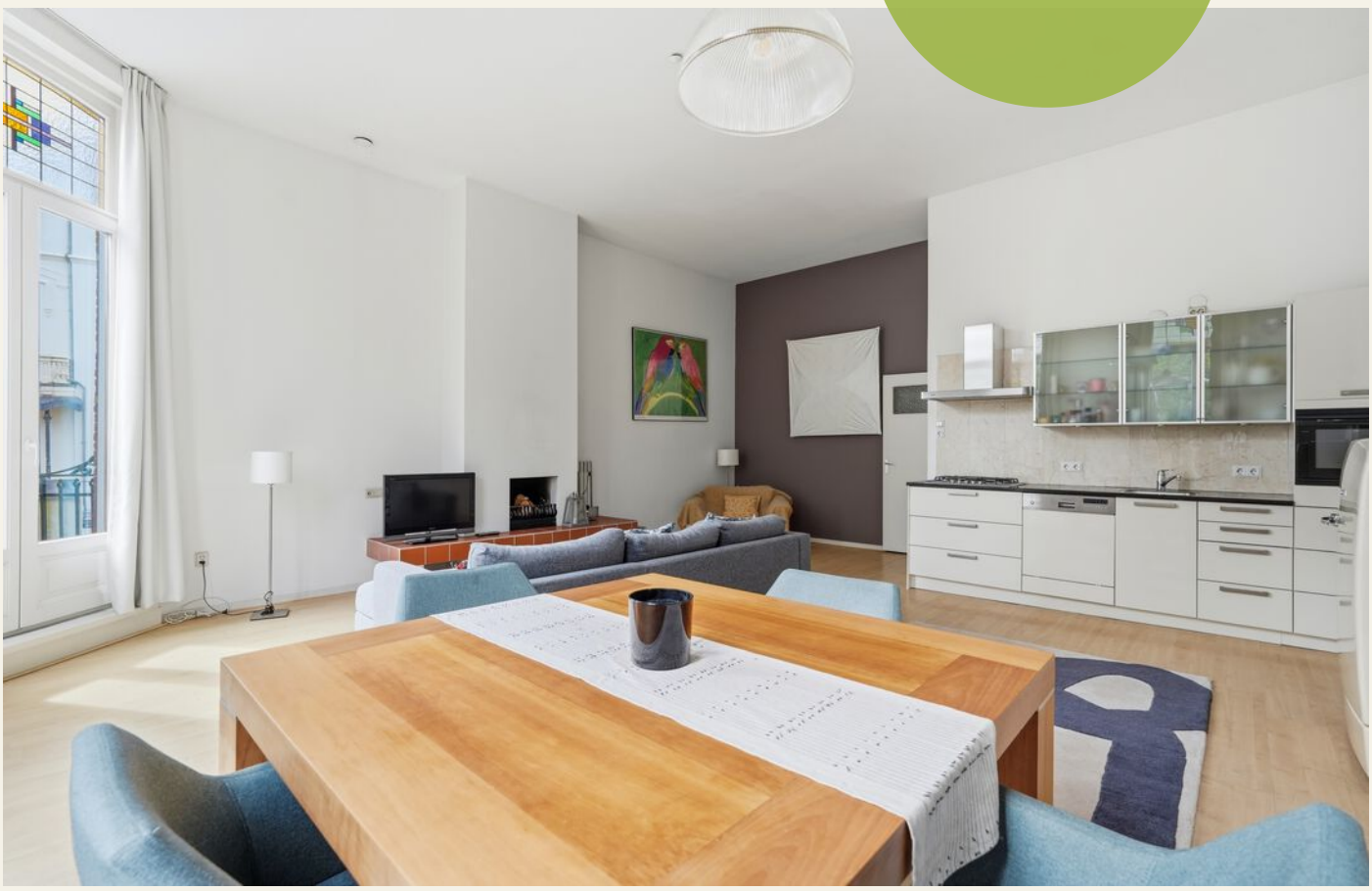
Other features

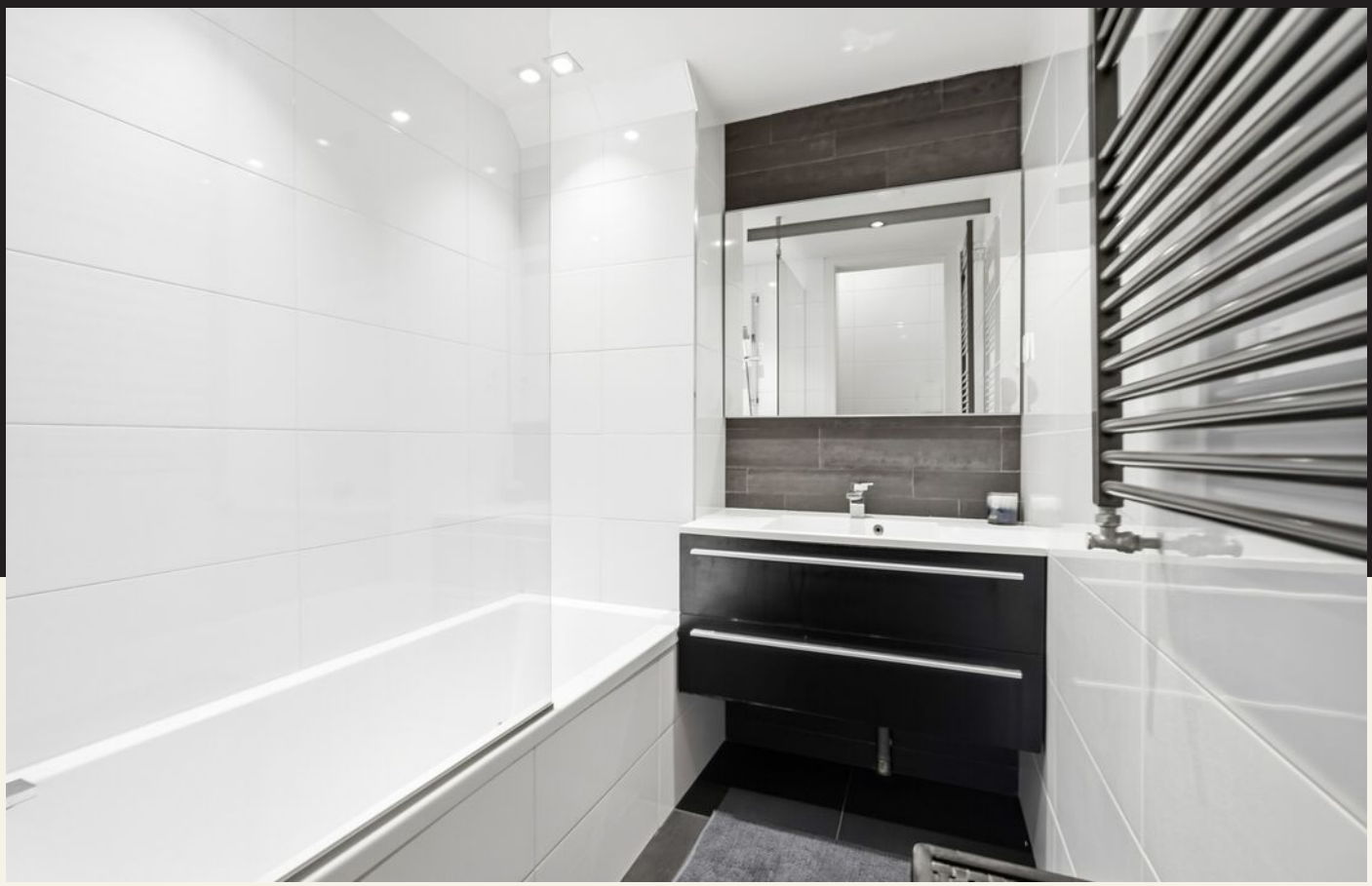
- Freehold land – no ground lease

-Exceptional ceiling height of approximately 4 metres

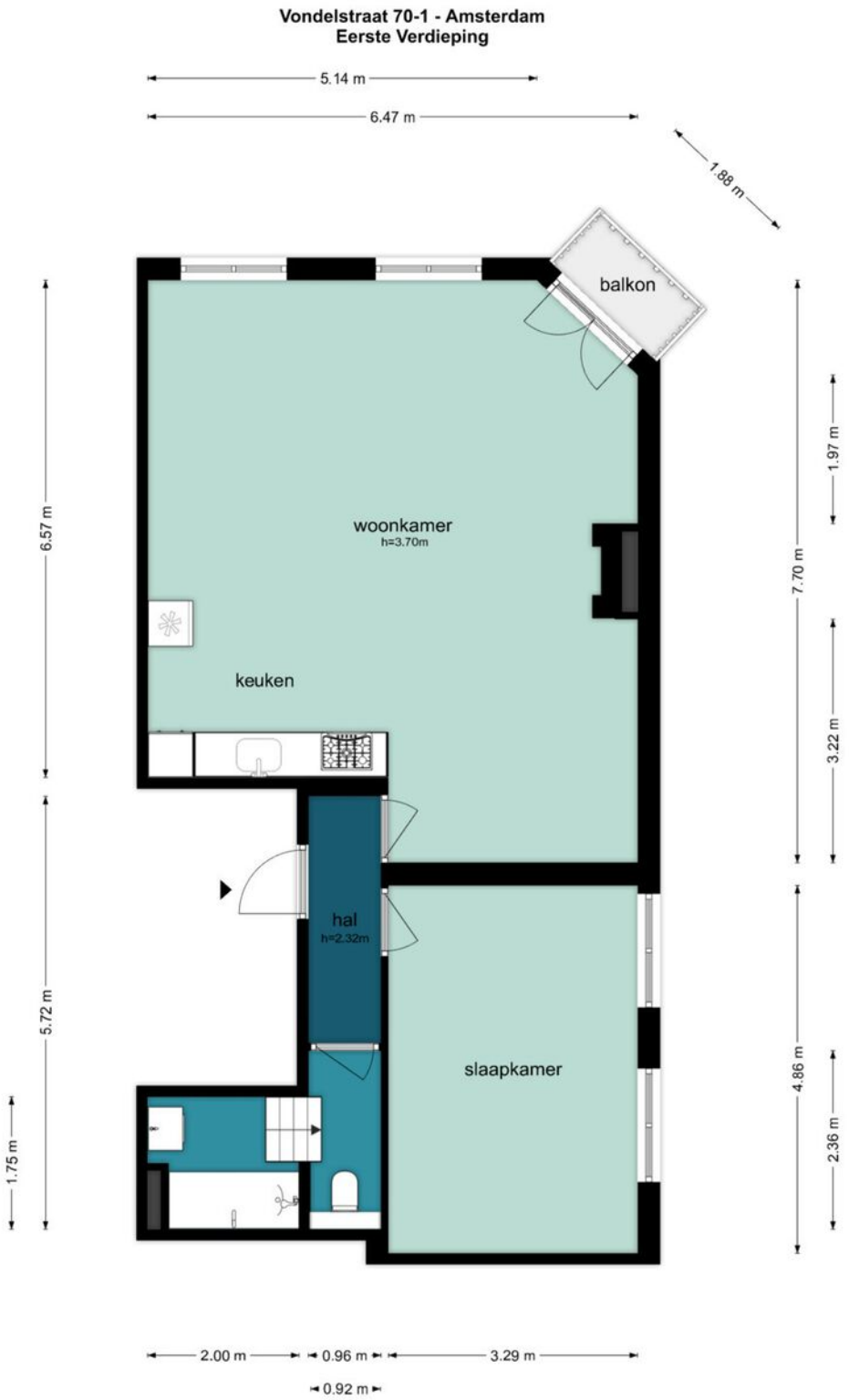
Bright Living
Room

Open Kitchen





Floorplan
VONDELSTRAAT 70 1



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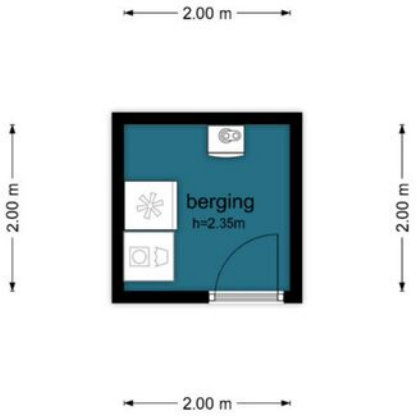
Floorplan
VONDELSTRAAT 70 1

Vondelstraat 70-1 - Amsterdam
Berging



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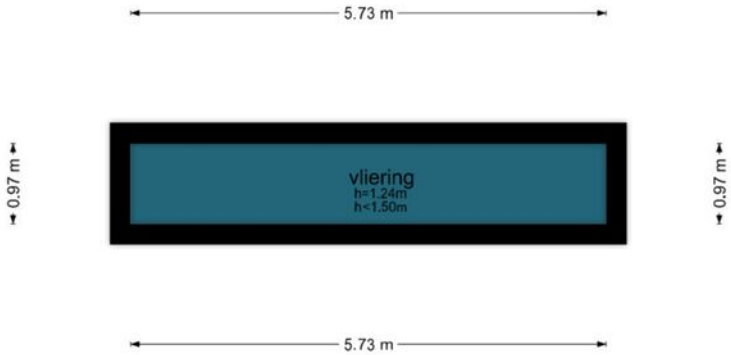
Floorplan
VONDELSTRAAT 70 1

Vondelstraat 70-1 - Amsterdam
Vliering



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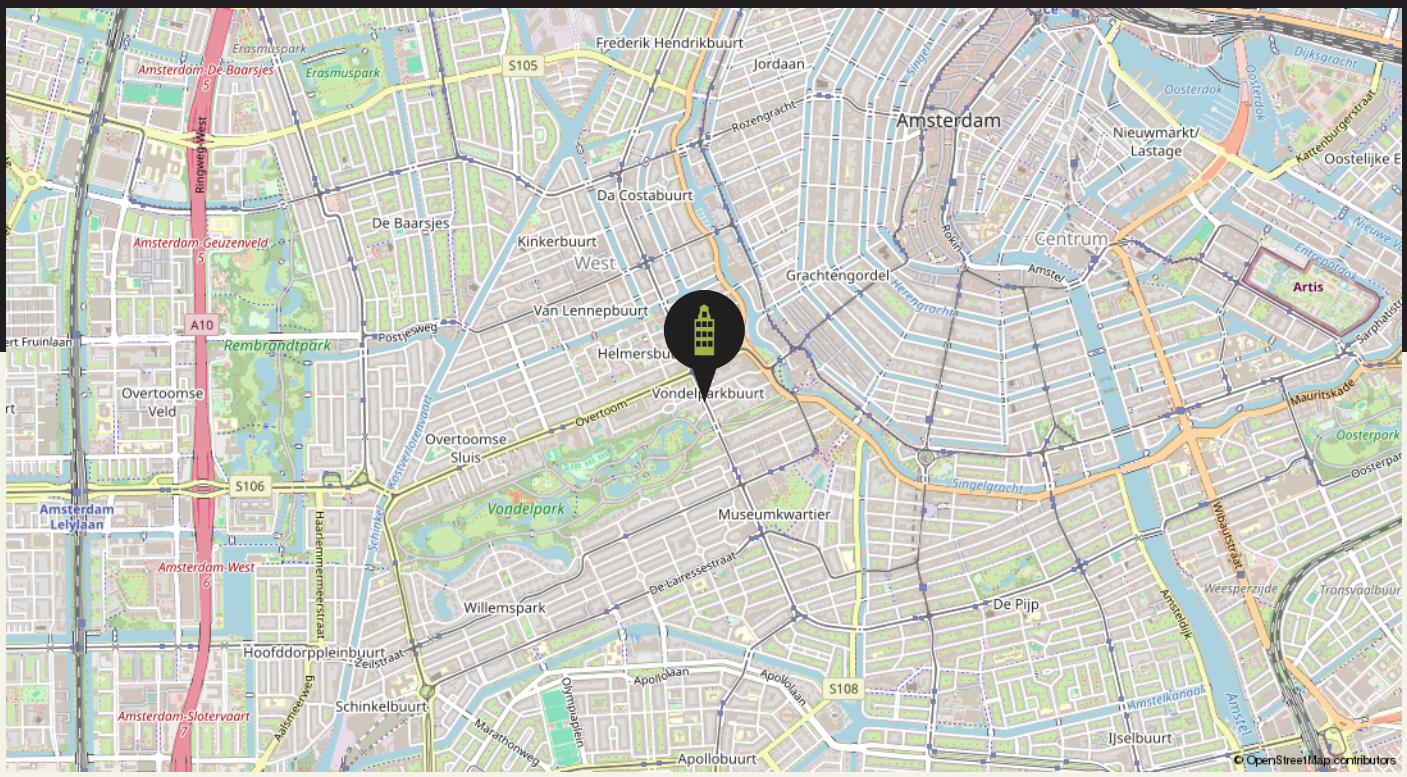
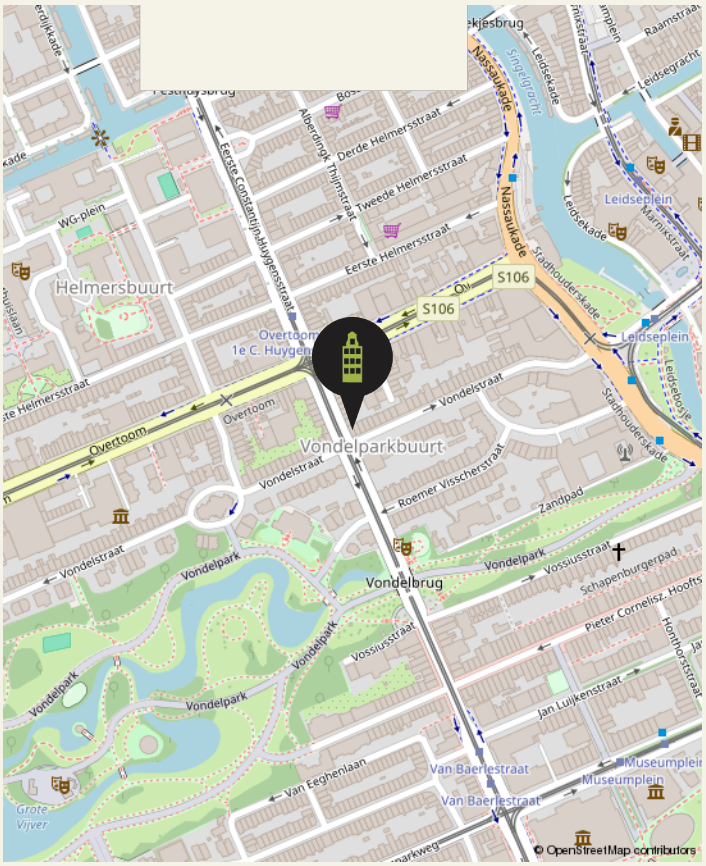
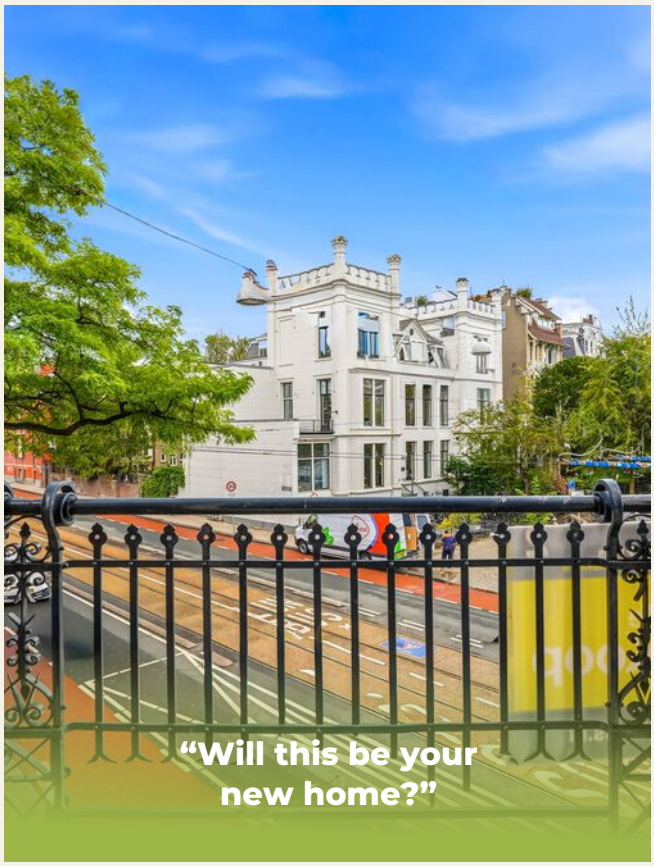
The location of

VONDELSTRAAT 70 1

1054 GG AMSTERDAM







Cadastral map
VONDELSTRAAT 70 1

Kadastrale kaart

Uw referentie: Vondelstraat 70-1

	Deze kaart is noordgericht
12345	Perceelnummer
25	Huisnummer
	Vastgestelde kadastrale grens
	Voorlopige kadastrale grens
	Administratieve kadastrale grens
	Bebouwing

Voor een eensluidend uittreksel, geleverd op 3 februari 2026
De bewaarder van het kadaster en de openbare registers

Schaal 1: 500

Kadastrale gemeente	Amsterdam
Sectie	R
Perceel	201

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

Energy label
VONDELSTRAAT 70 1

Energielabel woningen

Registratienummer	Datum registratie	Geldig tot	Status
813200714	13-12-2024	09-12-2034	Definitief

Deze woning heeft energielabel D

G F E **D** C B A ++++

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 aardgasaansluiting

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

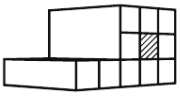
Over deze woning

Adres
Vondelstraat 70 1
1054GG Amsterdam
BAG-ID: 0363010001014977

Detailaanduiding

Bouwjaar	1878
Compactheid	1,87
Vloeroppervlakte	68m²

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

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:

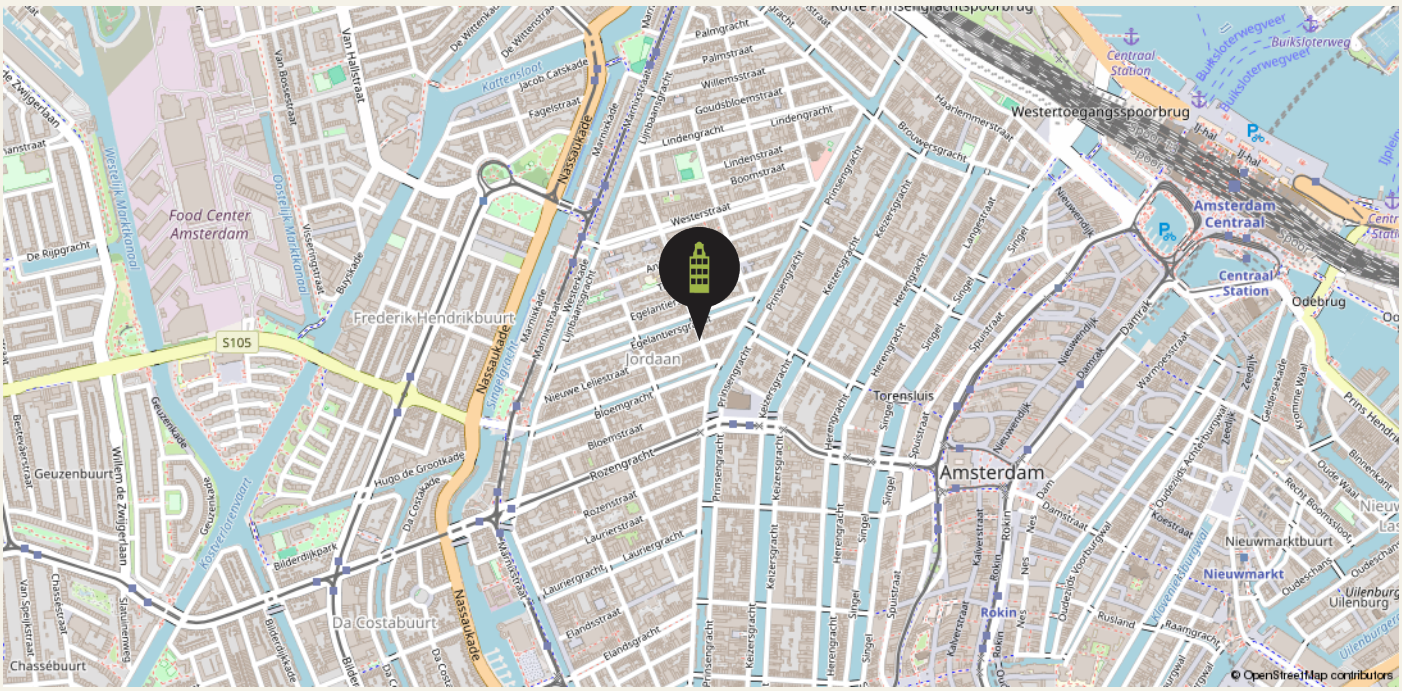
- House Hunters International (HGTV)
- Live Here, Buy This (HGTV)
- The New York Times
- Financial Times
- Bloomberg News
- TimeOut Amsterdam
- Het Parool
- De Telegraaf
- AT5 Nieuws
- BRAM Radio

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

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KRMT Agent

Yvonne van Luijk

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Rental Team Lead & Buying Agent

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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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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

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 a nswer 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 a nd 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

funda

Vastgoed Ned.

SCVM
REGISTER VOOR MAKELAARS

Nederlands Register Vastgoed Taxateurs

VERENIGING VERHUURMAKELAARS AMSTERDAM

pararius