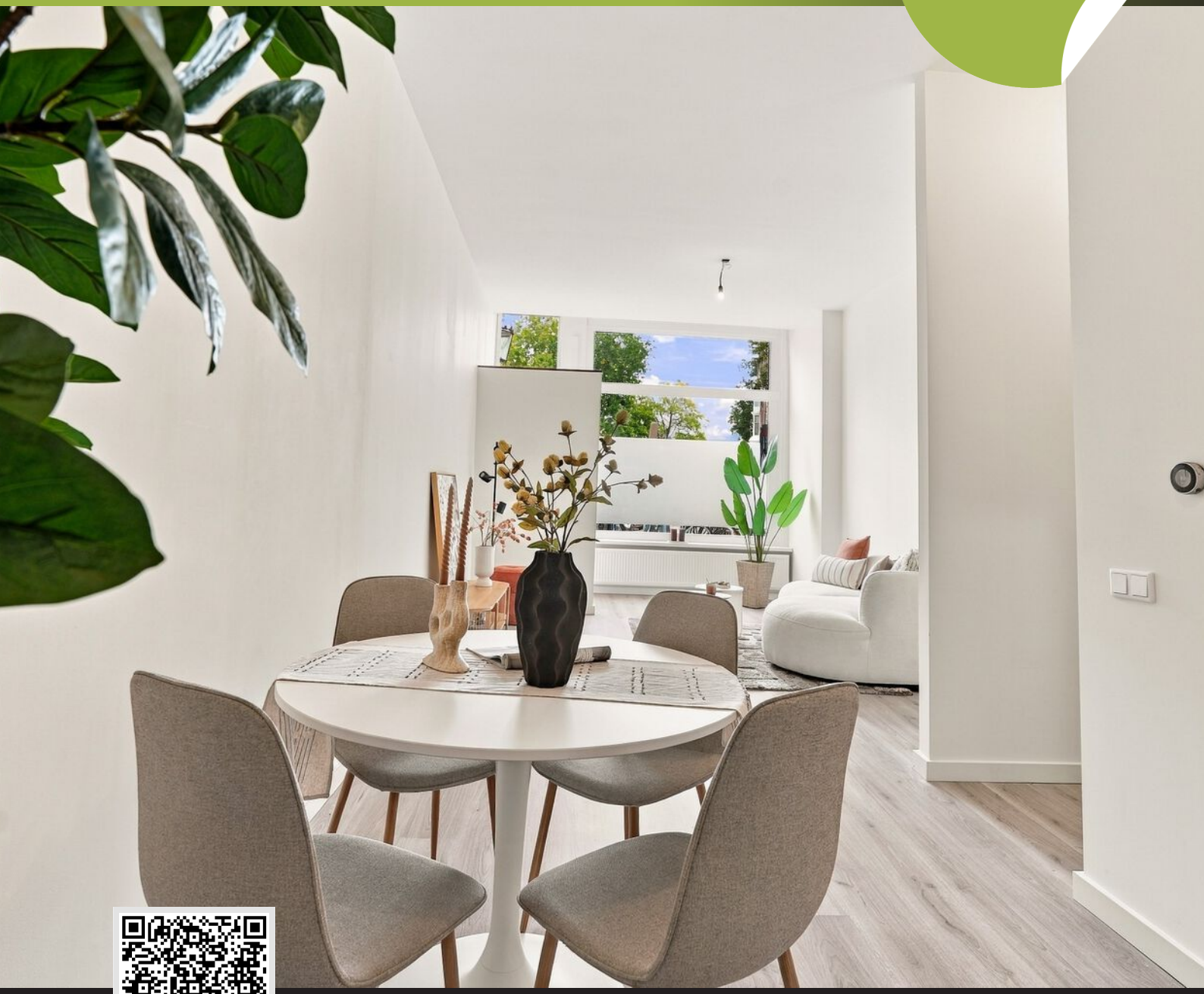
Amsterdam

Eerste Jan Van Der Heijdenstraat 16 H

Price € 615.000,- K.K.

FOR SALE



27 House Makelaars Real Estate

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

About
EERSTE JAN VAN DER HEIJDENSTRAAT 16 H

Gerenoveerde benedenwoning met hoge plafonds, twee slaapkamers en een zonnige stadstuin in De Pijp.

In een rustige straat in De Pijp ligt deze karakteristieke benedenwoning met eigen entree. De woning is onlangs volledig gerenoveerd en is instapklaar. Er zijn een nieuwe keuken en badkamer geplaatst, de wanden en plafonds zijn strak gestuct en geschilderd, en er ligt een nieuwe laminaatvloer. De plafonds zijn indrukwekkend hoog, en samen met de grote glazen pui aan de voorzijde zorgen ze voor een prettige lichtinval. Voor een benedenwoning is dat bijzonder. De woning is voorzien van dubbel en HR glas.

INDELING
Via de eigen voordeur kom je in de lichte woonkamer met open keuken (2026). De keuken heeft een inductiekookplaat, afzuigkap, oven, vaatwasser, koel-vriescombinatie met aparte vrieslades. De hoofdslaapkamer ligt centraal in de woning en heeft ook een hoog plafond. De tweede slaapkamer ligt in de uitbouw aan de tuinzijde en geeft direct toegang tot de tuin. De uitbouw is volledig vernieuwd en geïsoleerd, inclusief het dak (2026). De volledig nieuwe badkamer (2026) heeft een ligbad, een inloopdouche, een wastafelmeubel en een aansluiting voor de wasmachine. Daarnaast is er een apart toilet met fonteintje.

TUIN
Achter de woning ligt een privétuin van ca. 30 m² op het zuidoosten, met een ruime schuur met elektra. Hier kun je lekker ontbijten in de ochtendzon, buiten eten op zomeravonden of gewoon rustig zitten in het groen, midden in de stad.

LOCATIE
De woning ligt in een rustige straat tussen de Ruysdaelkade en de Ferdinand Bolstraat. Binnen enkele minuten loop je naar winkels, cafés, restaurants en terrassen. De dagelijkse Albert Cuypmarkt, het Sarphatipark en het Museumplein liggen op korte afstand. Ook met het openbaar vervoer zit je centraal. Tram- en bushaltes zijn om de hoek, onder andere aan de Ceintuurbaan, en het metrostation De Pijp van de Noord-Zuidlijn is op loopafstand. Met de auto ben je in ongeveer tien minuten op de ring A10. Parkeren kan met een vergunning in de straat of in de parkeergarage onder de Ruysdaelkade.

KENMERKEN
· Woonoppervlakte ca. 67 m² (gemeten conform NEN 2580)
· Volledig gerenoveerd (2026) en instapklaar
· Eigen grond, geen erfpacht
· Twee slaapkamers
· Hoge plafonds en veel licht
· Tuin op het zuidoosten van ca. 30 m², met schuur met elektra
· Energielabel C
· Bouwjaar ca. 1897, in 2005 gesplitst in appartementsrechten
· Verwarming en warm water via CV-ketel (2024)
· Kleine VvE van 4 appartementen, professioneel beheerd
· Servicekosten € 141,08 per maand
· Ouderdoms-, asbest- en niet-zelfbewoningsclausule van toepassing
· Oplevering in overleg, snel mogelijk
· Keuze notaris aan koper, mits gevestigd in Amsterdam en volgens het Amsterdamse Ringmodel

Renovated ground-floor apartment with high ceilings, two bedrooms and a sunny city garden in De Pijp

On a quiet street in De Pijp you'll find this characterful ground-floor apartment with its own private entrance. The apartment has recently been fully renovated and is ready to move into. It has a new kitchen and bathroom, smoothly plastered and freshly painted walls and ceilings, and new laminate flooring. The ceilings are impressively high, and together with the large glass façade at the front they let in plenty of natural light, which is rare for a ground-floor apartment. The apartment has double glazing and HR (high-efficiency) glass.

LAYOUT

Your own front door opens into the bright living room with an open kitchen (2026). The kitchen has an induction cooktop, range hood, oven, dishwasher, fridge-freezer with separate freezer drawers. The main bedroom is centrally located in the apartment and also has a high ceiling. The second bedroom is in the extension on the garden side and gives direct access to the garden. The extension has been completely renewed and insulated, including the roof (2026). The new bathroom (2026) has a bathtub, a walk-in shower, a vanity unit and a washing machine hookup. There is also a separate toilet with a small hand basin.

GARDEN

At the back of the apartment is a private garden of approx. 30 m², facing southeast, with a spacious shed with electricity. It's a lovely spot for breakfast in the morning sun, dinner outside on summer evenings, or simply relaxing surrounded by greenery in the middle of the city.

THE NEIGHBOURHOOD

The apartment is on a quiet street between the Ruysdaelkade and the Ferdinand Bolstraat. Shops, cafés, restaurants and terraces are all within a few minutes' walk. The daily Albert Cuyp Market, Sarphatipark and Museumplein are close by. Public transport is also very convenient. Tram and bus stops are just around the corner, including on the Ceintuurbaan, and De Pijp metro station on the North-South Line is within walking distance. By car, you can reach the A10 ring road in about ten minutes. Parking is available with a permit on the street or in the parking garage beneath the Ruysdaelkade.

KEY FEATURES

- Living area approx. 67 m² (measured in accordance with NEN 2580)
- Fully renovated (2026) and ready to move into
- Freehold land, no ground lease
- Two bedrooms
- High ceilings and plenty of natural light
- Southeast-facing garden of approx. 30 m², with a shed with electricity
- Energy label C
- Built circa 1897, divided into apartment rights in 2005
- Heating and hot water via a central heating boiler (2024)
- Small homeowners' association (VvE) of 4 apartments, professionally managed
- Service charges € 141.08 per month
- Age, asbestos and non-owner-occupancy clauses apply
- Transfer date by mutual agreement, can be soon
- Buyer's choice of notary, provided the notary is based in Amsterdam and uses the Amsterdam Ring model

Features

EERSTE JAN VAN DER HEIJDENSTRAAT 16 H
1072 TT AMSTERDAM

Construction

Type house	Ground floor apartment
Year of construction	1897
Maintenance inside	Excellent
Maintenance outside	Good
Energy rating	C

Areas and capacity

Living area	Approx 67 m²
Capacity	Approx 296 m³
Outdoor space	Approx 30m2

Layout

Number of rooms	3
Bedrooms	2
Floors	1

Location

Amsterdam	De Pijp

Other features

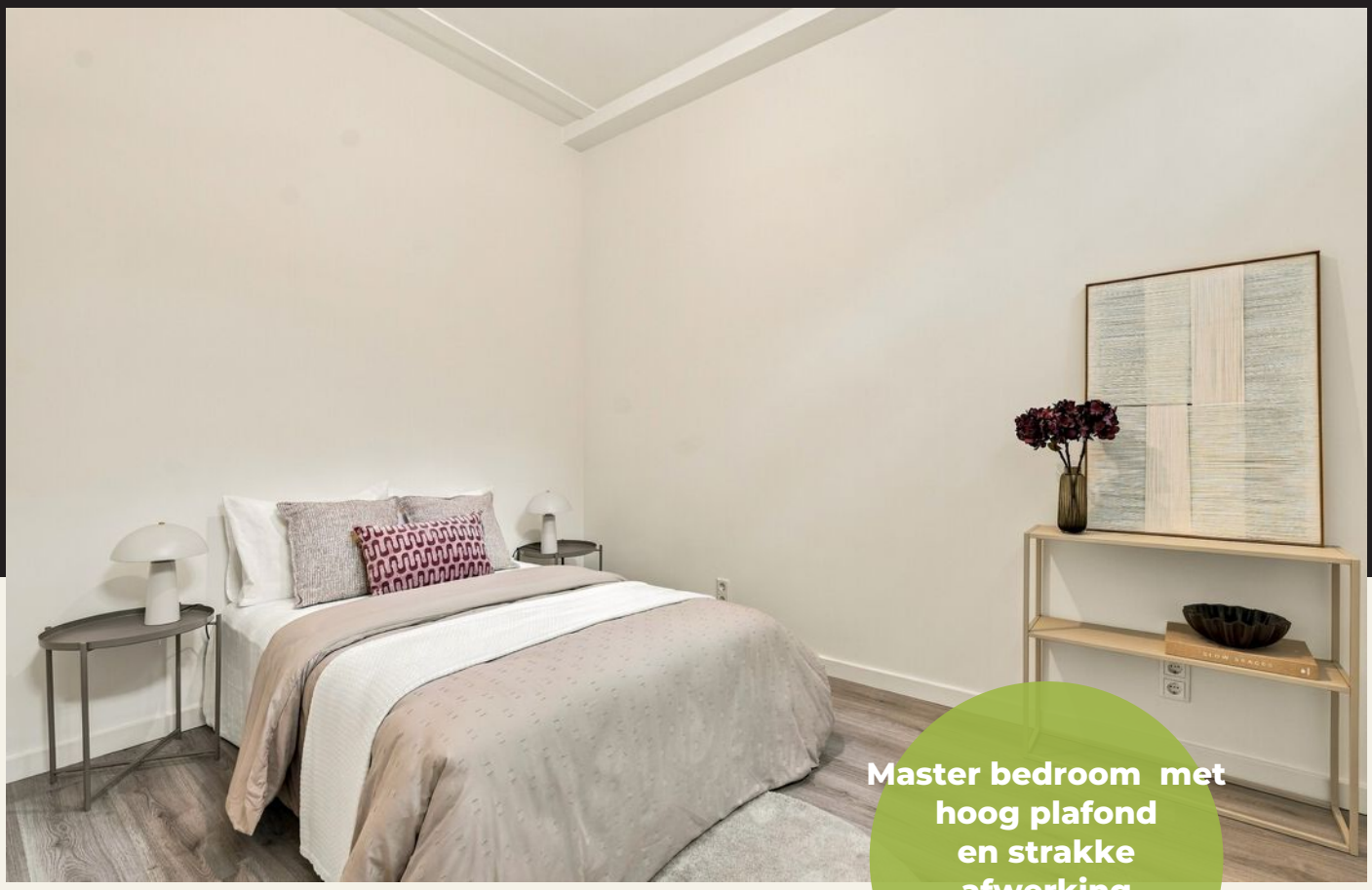
- **Fully renovated (2026) and ready to move into**
- **Freehold land, no ground lease**
- **Two bedrooms**
- **High ceilings and plenty of natural light**
- **Southeast-facing garden of approx. 30 m², with a shed with electricity**


Nieuwe keuken (2026) met o.a. inductie kookplaat, vaatwasser, koelkast en vriezer



Ruime woonkamer met hoge plafonds en een mooie lichtinval





Master bedroom met hoog plafond en strakke afwerking





Luxe, moderne badkamer met inloopdouche, ligbad en wastafelmeubel





Tweede slaapkamer, ook geschikt als werk- of eetkamer.





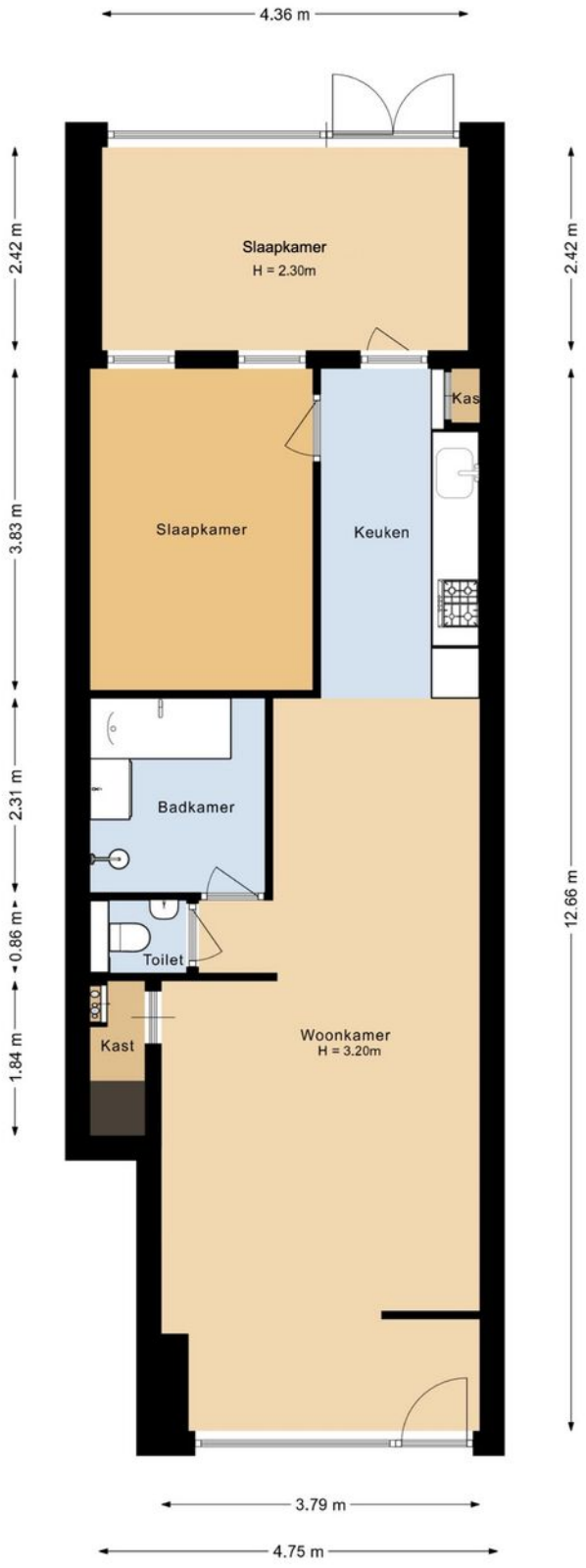






Floorplan

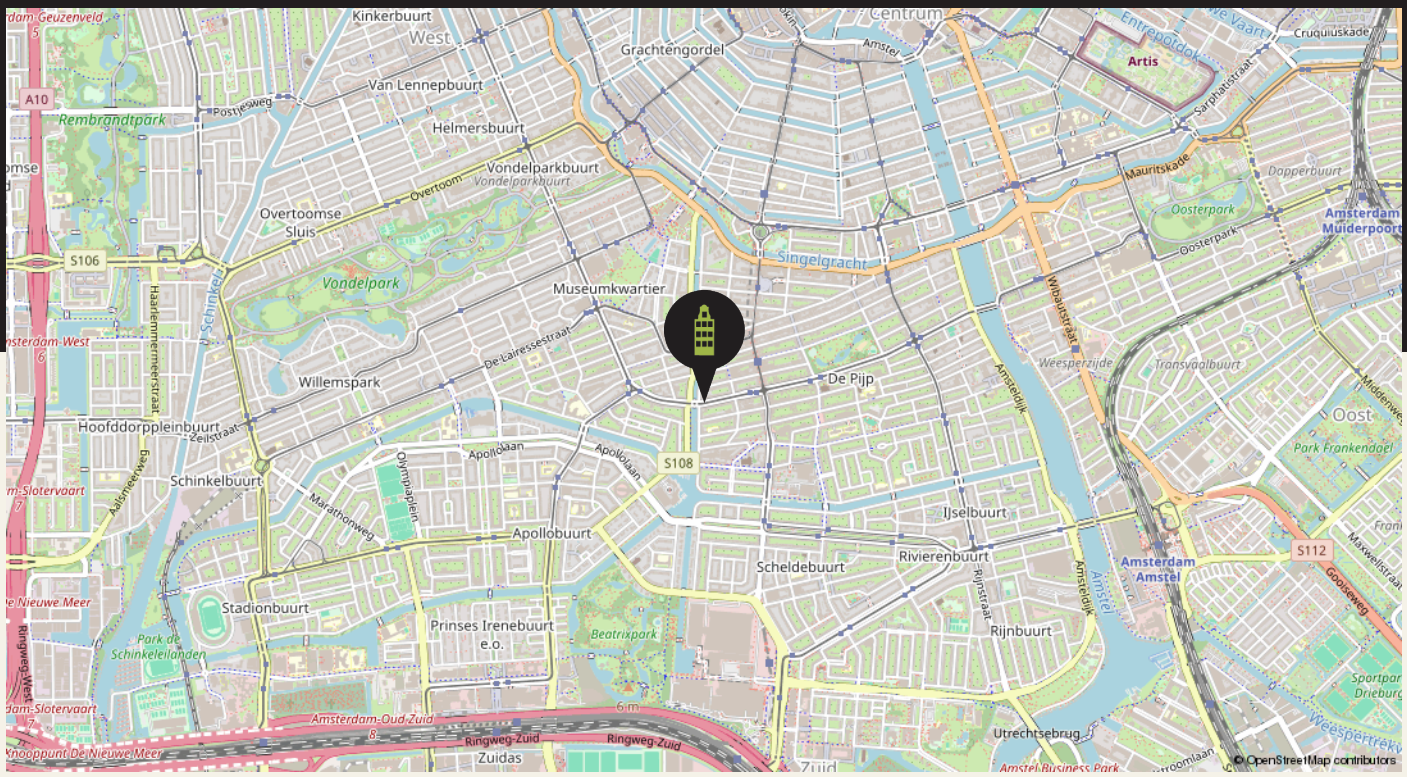
EERSTE JAN VAN DER HEIJDENSTRAAT 16 H

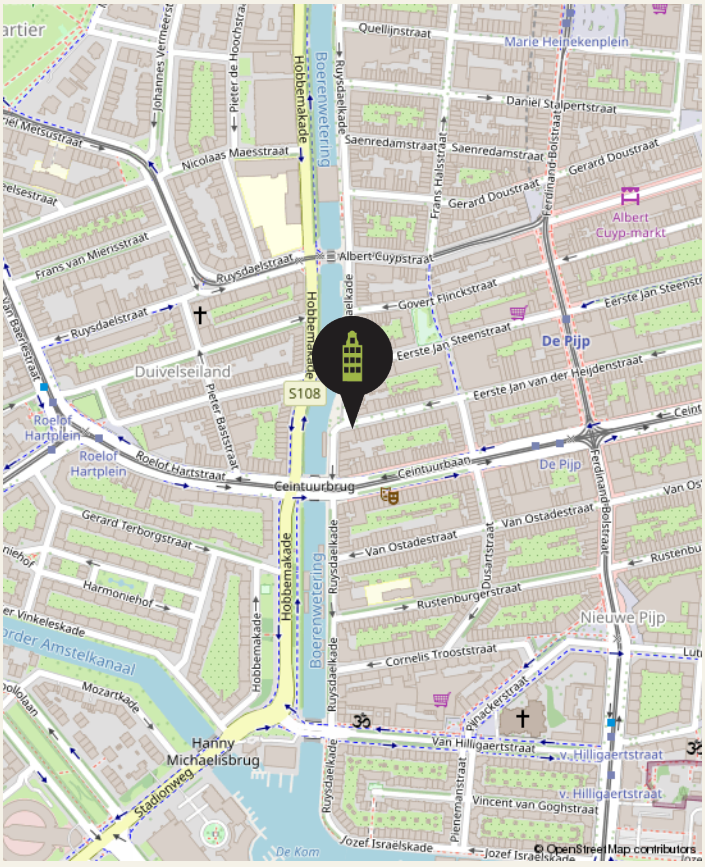


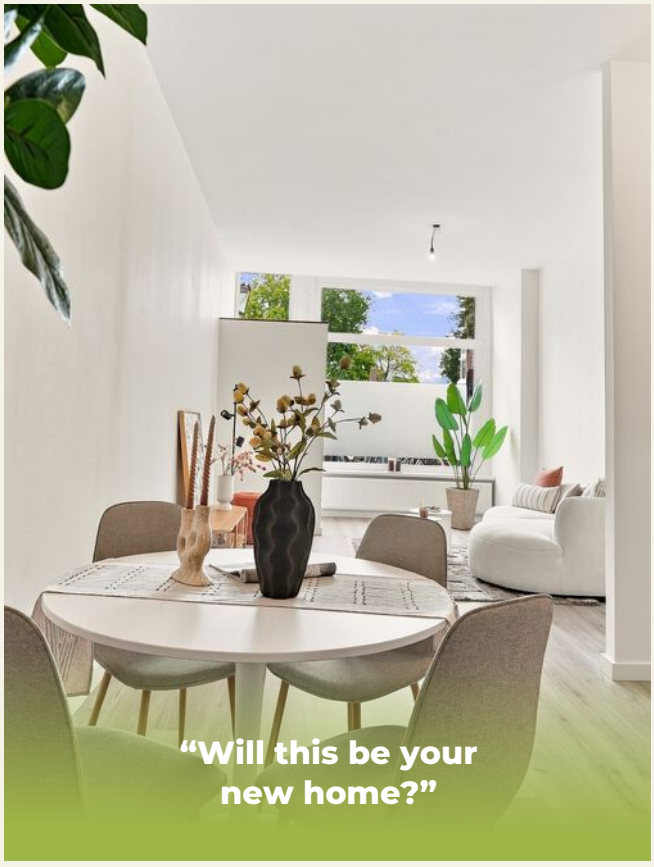
The location of

EERSTE JAN VAN DER HEIJDENSTRAAT 16 H

1072 TT AMSTERDAM





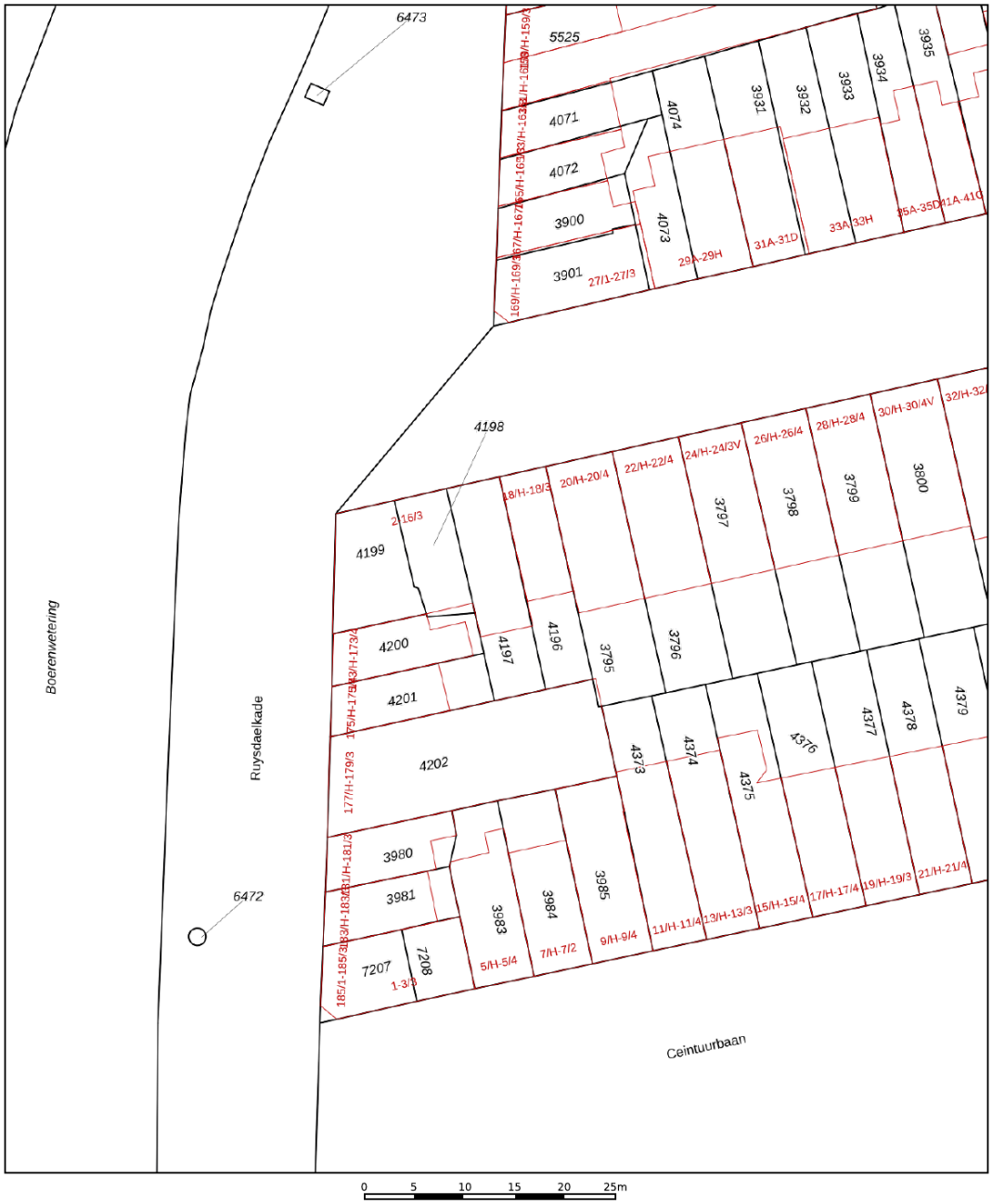


Cadastral map

EERSTE JAN VAN DER HEIJDENSTRAAT 16 H

Kadastrale kaart

Uw referentie: J vd Heijdenstr 16-H



Deze kaart is noordgericht

12345 Perceelnummer

25 Huisnummer

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Schaal 1: 500

Kadastrale gemeente	Amsterdam
Sectie	R
Perceel	4197

Voor een eensluidend uittreksel, geleverd op 17 september 2026
De bewaarder van het kadaster en de openbare registers

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

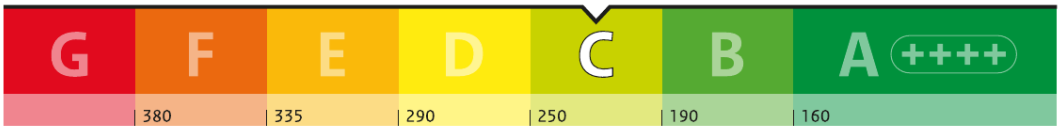
Energy label
EERSTE JAN VAN DER HEIJDENSTRAAT 16 H

Energielabel woningen

Registratienummer	Datum registratie	Geldig tot
407263846	01-10-2026	25-09-2036

Deze woning heeft energielabel C

206,10 kWh/m² (energie uit fossiele brandstoffen)



Isolatie van uw woning

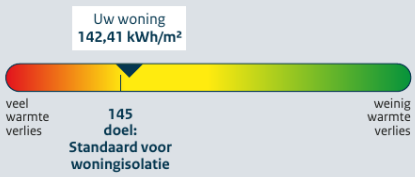
Gevels	+/-
Daken	+/-
Vloeren	+/-
Ramen	+
Buitendeuren	−
Gevelpanelen	+/-

Installaties in uw woning

Verwarming	HR-107 ketel
Warm water	Combitoestel
Zonneboiler	Geen zonneboiler
Ventilatie	Natuurlijke ventilatie via ramen en/of roosters
Koeling	Geen koeling
Zonnepanelen	Geen zonnepanelen
Batterijopslag	Geen batterijopslag

Verbetermogelijkheden over isolatie en installaties vindt u op pagina 3.

Warmteverlies



CO_2-uitstoot [kg CO_2 eq/m²]	44,91
Aandeel hernieuwbare energie [%]	0,0
Kans op hoge binnentemperaturen in de zomer	groot

Toelichting op alle indicatoren vindt u op pagina 2.

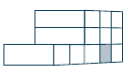
Over deze woning

Adres
Eerste Jan van der Heijdenstraat 16 H
1072TT Amsterdam

Bouwjaar
1897

Woningtype
Tussenwoning onderste bouwlaag

Gebruiksoppervlakte
66 m²



Energieadviseur
T. Gerretsen

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



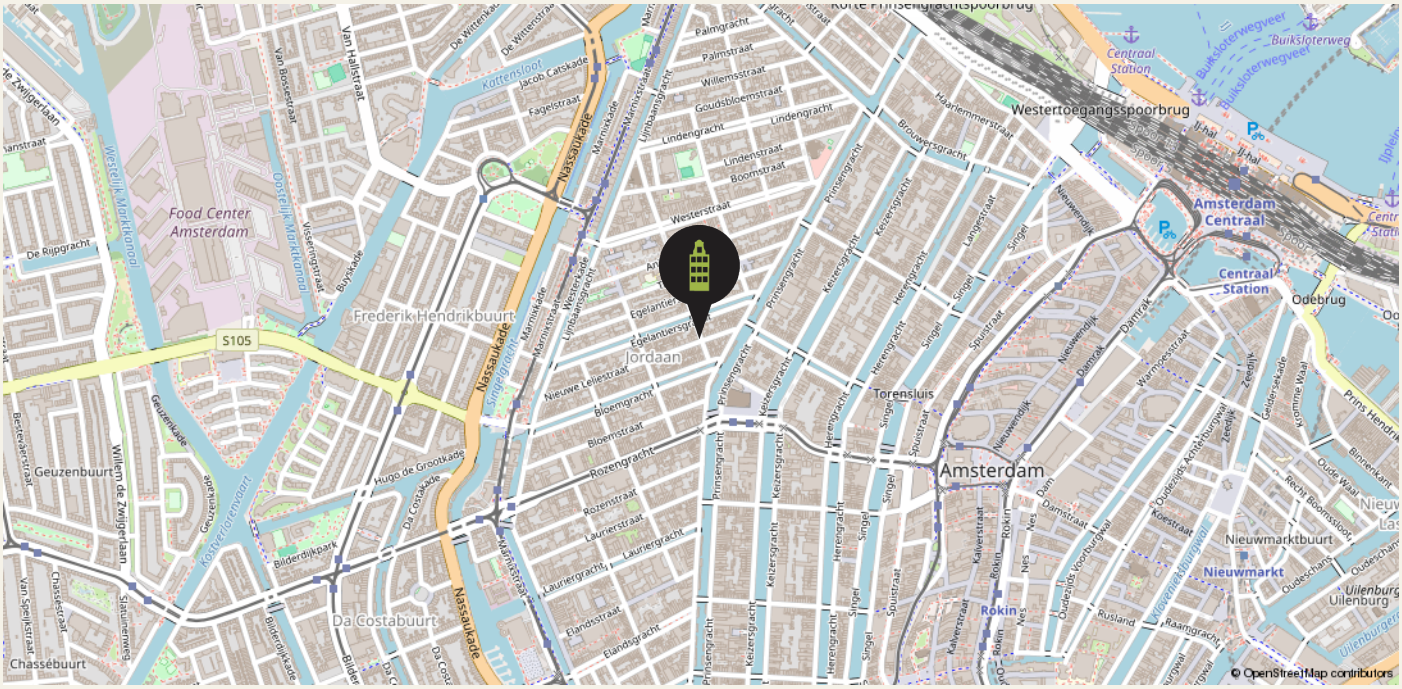
Our Office Location

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	SELLING	LETTING
9,8	9,7	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

