



Spaarndammerstraat 145 D

1013 TG AMSTERDAM

ASKING PRICE

€ 445,000 k.k.

costs payable by the buyer



SPAARNDAMMERBUURT · HOUTHAVENS

Bright 2-bedroom apartment

With a sunny south-west-facing balcony, situated on freehold land

Are you looking for a lovely apartment in an attractive location in Amsterdam? This bright and practically laid-out two-bedroom apartment, situated on the second floor, offers everything you need for comfortable living. Featuring two bedrooms, a spacious living room with an open-plan kitchen, a sunny south-west-facing balcony and unobstructed views towards the Houthavens, this is a wonderful place to call home. An additional advantage is that the apartment is situated on freehold land, meaning there is no ground lease (erfpacht).

The apartment is located in the sought-after Spaarndammerbuurt neighbourhood, close to the Houthavens. Here, you can enjoy living in a characteristic Amsterdam neighbourhood with a lively atmosphere, a variety of shops, welcoming cafés and restaurants, and green parks all within easy reach.

52.20 m ² LIVING AREA	2 BEDROOMS	South- west BALCONY	Freehold NO GROUND LEASE	1894 YEAR BUILT
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Layout

Entrance & hall

From the communal entrance, stairs lead to the second floor. All rooms in the apartment are accessible from the hallway.

Living room

The bright living room is situated at the front of the apartment and features two large windows and a French balcony. The large windows allow plenty of natural light to flood the room and offer unobstructed views across Spaarndammerstraat towards Houthavenpark.

Kitchen

The open-plan kitchen seamlessly connects to the living room and is equipped with various built-in appliances, including a four-burner gas hob, oven, fridge-freezer, dishwasher and stainless steel extractor hood. Thanks to its practical layout, the living room and open-plan kitchen create a welcoming living space where cooking, relaxing and socialising come together effortlessly.



Sleeping, bathing & storage

Bedrooms

The apartment features two bedrooms. The main bedroom is situated at the quiet rear of the property and offers ample space for a double bed and a wardrobe. The second bedroom is versatile and can easily be used as a bedroom, home office or study.

Balcony

From this second bedroom, you can step straight out onto the sunny south-west-facing balcony. It is the perfect spot to unwind after a busy day and enjoy the afternoon and evening sunshine.

Bathroom & storage

The centrally located bathroom is fitted with a shower, bathtub and washbasin. The toilet is in a separate room. In addition, the apartment has a practical internal storage room with connections for a washing machine and tumble dryer.

External storage

Extra storage space has also been taken into consideration. The apartment comes with a spacious, lockable external storage unit of approximately 6.30 m², located beneath the building. It provides plenty of room for storing belongings and keeping bicycles.





The Spaarndammerbuurt

Spaarndammerbuurt is a popular Amsterdam neighbourhood known for its distinctive character, welcoming atmosphere and convenient location relative to the city centre. Thanks to its proximity to the Houthavens, Houthavenpark and the waterfront are just a short distance away. Westerpark and Haarlemmerstraat can also be reached within a few minutes by bicycle.

The immediate surroundings offer a variety of shops, supermarkets, cafés and restaurants. Whether you need to do your grocery shopping, enjoy a meal out or seek the tranquillity of a park,

everything is close at hand. The combination of urban convenience, green spaces and proximity to the water makes this an appealing place to live.

The apartment is also well connected. The bus stop is virtually on the doorstep, providing a connection to Amsterdam Central Station, which, according to current journey estimates, can be reached in approximately ten minutes. By car, the A10 ring road is only a few minutes away. Both public transport and the main arterial roads are therefore easily accessible.

Key features

- Living area of approximately 52.20 m², measured in accordance with the NEN 2580 measurement standard
- Situated on the second floor
- Two generously sized bedrooms
- Situated on freehold land, with no ground lease (erfpacht)
- Sunny south-west-facing balcony
- French balcony at the front
- Unobstructed views towards the Houthavens
- Internal storage room with connections for a washing machine and tumble dryer
- Lockable external storage unit of approximately 6.30 m² beneath the building
- Fully renovated in 2007, including foundation repairs
- Active Homeowners' Association, with annual meetings and a multi-year maintenance plan (MJOP)
- Monthly service charges of € 105.62
- Standard age clause and non-owner-occupancy clause apply
- Short-term completion is possible

HOMEOWNERS' ASSOCIATION (VVE)

The Homeowners' Association is named 'Vereniging van Eigenaars gebouw Spaarndammerstraat 145-147 te Amsterdam' and comprises ten apartments. The two buildings were legally divided into separate units in 2007. In the same year, both buildings underwent a complete renovation, including foundation repairs. The association holds annual meetings and has a multi-year maintenance plan (MJOP) in place. The current monthly service charges are € 105.62.

Specifications

SALE

Asking price	€ 445,000 k.k.
Land	Freehold, no ground lease
Service charges	€ 105.62 per month
Completion	Possible at short notice

AREAS & VOLUME

Usable living area	52 m ²
External storage	approx. 6.30 m ²
Volume	166 m ³

ENERGY

Heating	Central heating boiler
Insulation	Wall insulation, double glazing

CONSTRUCTION

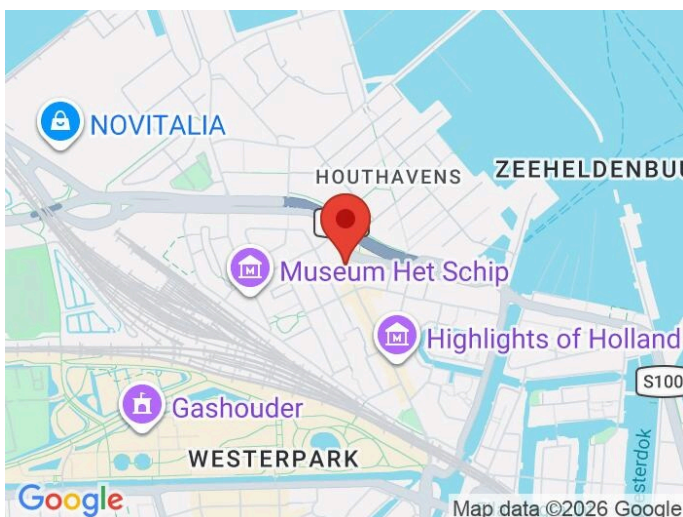
Type	Apartment, upper-floor flat
Open porch	No
Year built	1894
Renovation	2007, incl. foundation repairs

LAYOUT & VVE

Number of rooms	3, of which 2 bedrooms
Floor	Second floor
VvE	10 apartments, MJOP

LOCATION & OUTDOOR SPACE

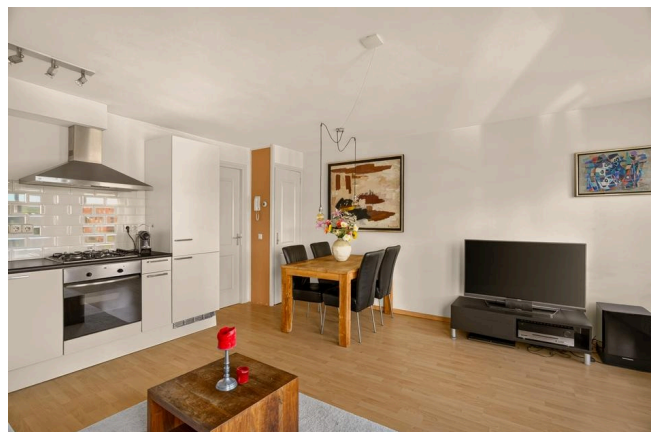
Location	Central, residential area, unobstructed view
Balcony	South-west-facing
Garden	No garden
Garage	No garage



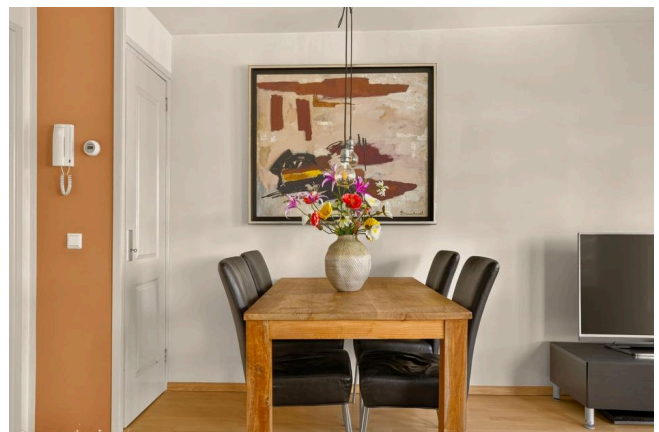
LOCATION

Spaarndammerstraat 145 D
West
1013 TG Amsterdam

Living room



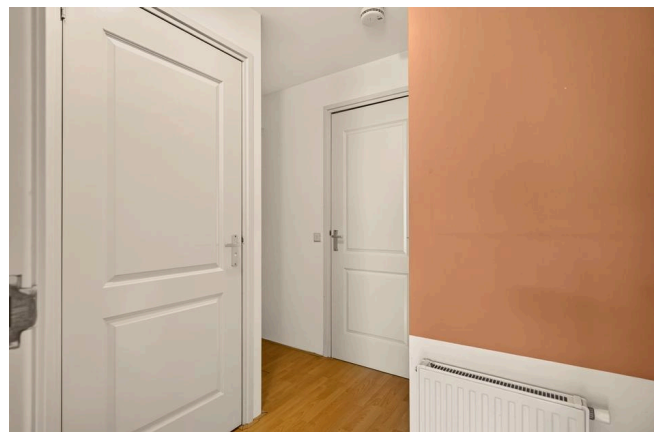
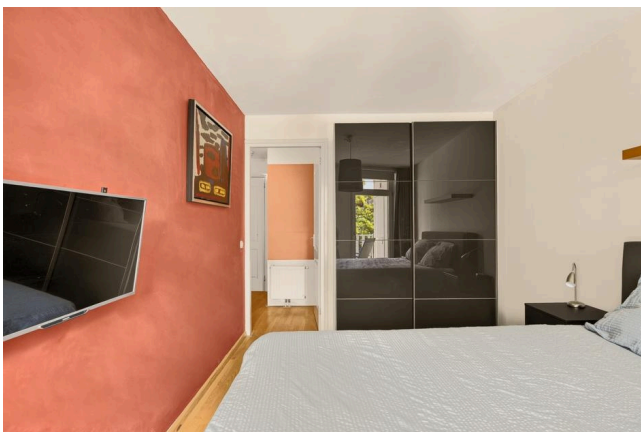
Living room & kitchen



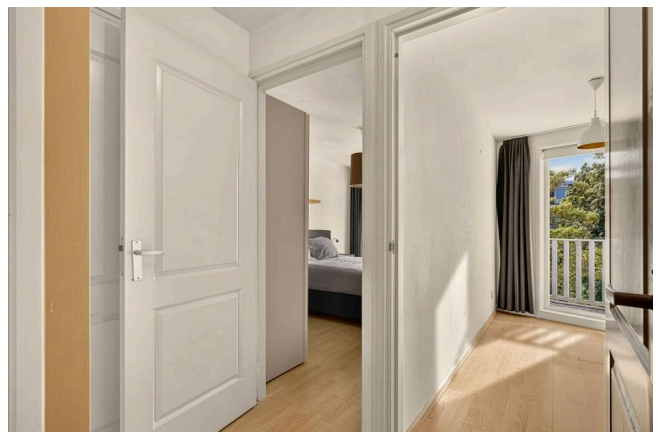
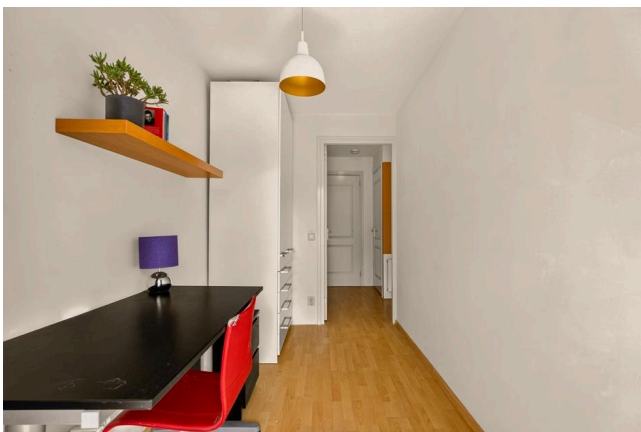
Kitchen & view



Main bedroom



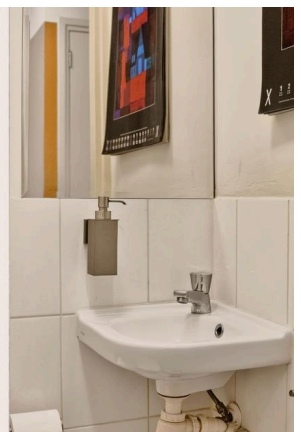
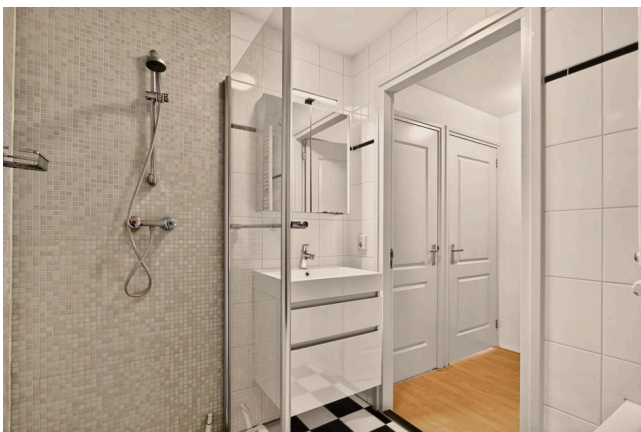
Second bedroom



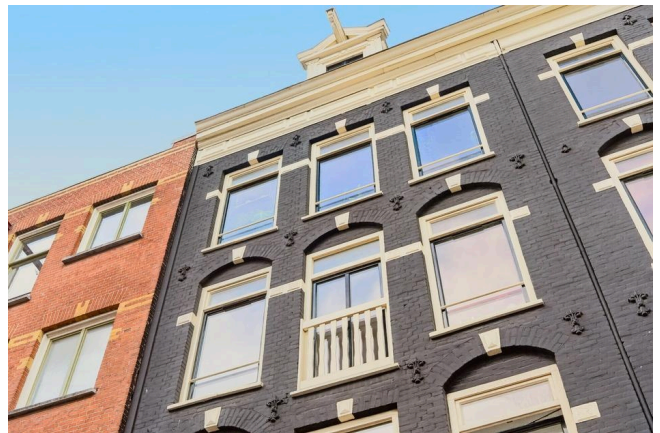
Balcony & view



Bathroom & toilet



Facade & entrance



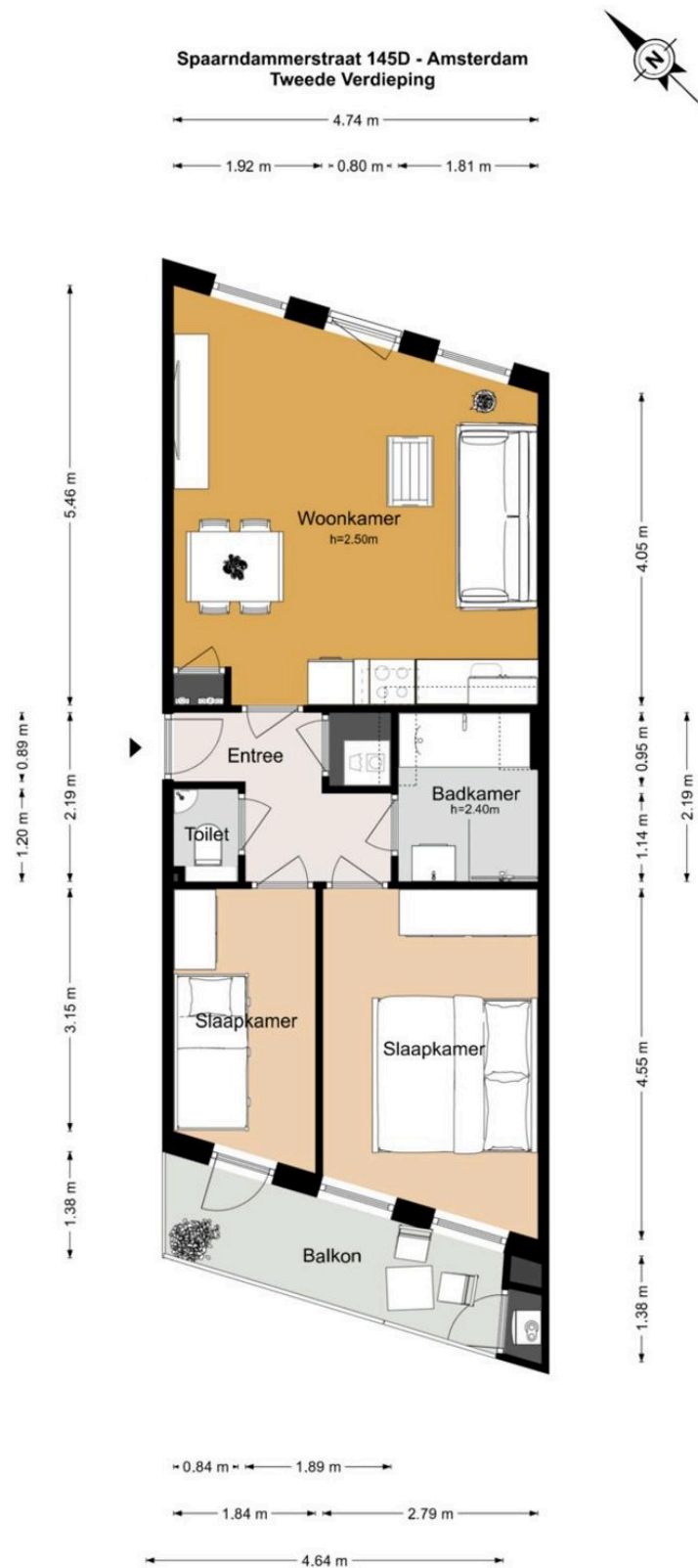
Surroundings



Surroundings

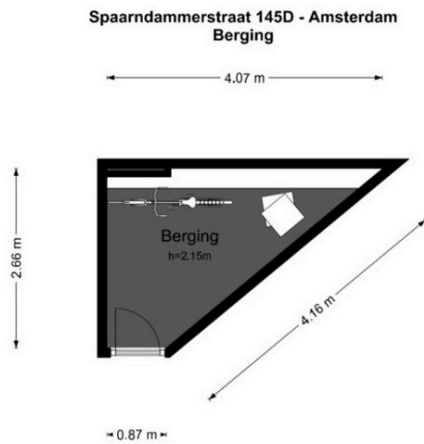


Second floor

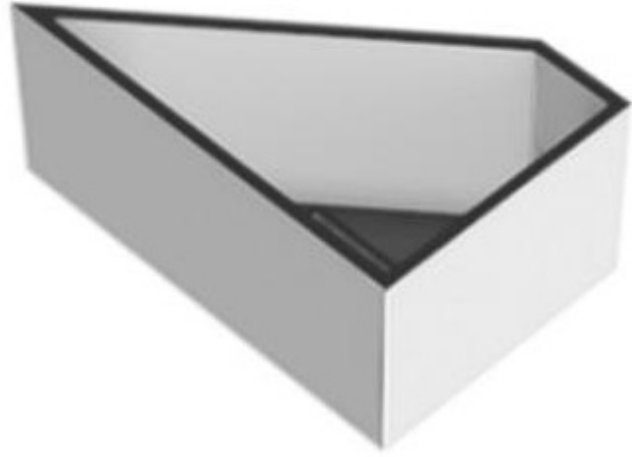


The floor plans have been produced for promotional purposes and are indicative only. No rights can be derived from the floor plans.

Storage room · Floor plans 3D



De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
Aan de plattegronden kunnen geen rechten worden ontleend.
WeGoGroen - www.wegogroen.nl



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Overview of floor areas (NEN 2580)



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At home in the Amsterdam housing market

JLG Real Estate is happy to help you let, buy or sell a home. We specialise in these areas, with a positive outlook and an innovative approach.

As a member of the NVM, MVA and VVA, we guarantee a high standard of service. Another major advantage is our exceptionally strong network in Amsterdam and the surrounding area – a network we have been building for more than 20 years and from which we are pleased to let you benefit.

Our team of experienced and certified professionals is therefore completely at home in the Amsterdam housing market. Tell us what you are looking for and discover possibilities you may not yet have considered.

SERVICES

Letting, buying and selling

NETWORK

More than 20 years in Amsterdam and surroundings

MEMBER OF

NVM · MVA · VVA

BANK GUARANTEE / DEPOSIT

When the purchase agreement is concluded, a deposit or bank guarantee amounting to 10% of the agreed purchase price will be requested within a certain period, as additional security for the fulfilment of the buyer's obligations.

JLG Real Estate has an exclusive partnership with Bankgaranties.com, through which the mandatory bank guarantee can be arranged quickly, easily and affordably in just a few clicks.

THE 3 MAIN ADVANTAGES

01

Quick and easy

An automated system guides you easily through the required steps: the bank guarantee is arranged in 3 minutes.

02

Security

In this way, both buyer and seller are assured of the contractual security.

03

Affordable

For only 399 euros including VAT, everything is arranged without the involvement of expensive banks or mortgage advisers.

For more information, visit jlgrealestate.com/bankgarantie

Legal information

DISCLAIMER

This information has been compiled by us with due care. However, we accept no liability whatsoever for any incompleteness, inaccuracy or otherwise, or for the consequences thereof. All stated dimensions and surface areas are indicative.

Although every effort has been made to compile the available data as accurately as possible, it must be assumed that the information in this brochure is indicative only. The data (amounts, years, descriptions, etc.) has sometimes been obtained from verbal information or visual inspection, and has sometimes been recalled from memory. The seller has expressly been asked to report any defects known to him. The buyer, however, has his own duty to investigate all matters that may be of importance to him and can never invoke ignorance of facts that he could have observed himself or that were apparent from the public registers.

EXPLANATORY CLAUSE NEN 2580

The Measurement Instruction is based on NEN 2580. The Measurement Instruction is intended to apply a more uniform method of measuring in order to give an indication of the usable floor area. The Measurement Instruction does not completely rule out differences in measurement results, for example due to differences in interpretation, rounding or limitations in carrying out the measurement.

LEGALLY VALID PURCHASE AGREEMENT ONLY AFTER SIGNING

A verbal agreement between the private seller and the private buyer is not legally valid. In other words: there is no sale. A legally valid sale only exists once the private seller and the private buyer have signed the purchase agreement. Incidentally, a confirmation of the verbal agreement by e-mail or a draft purchase agreement that has been sent is not regarded as a 'signed purchase agreement'.

AGE CLAUSE

The buyer is aware of the year of construction of the property. The requirements that may be imposed on the quality of construction are considerably lower than for new homes. The complete or partial absence of one or more properties of the property required for normal and special use, and any other failure of the property to conform to the agreement, shall be at the expense and risk of the buyer.

ASBESTOS CLAUSE

In the past, asbestos was widely used in construction because of the favourable properties of the material. Since 1 July 1993, the sale of asbestos-containing materials has been prohibited in the Netherlands. Homes built before that date may still contain asbestos-containing materials. A clause will be included in the deed of sale in which the buyer declares to be aware of the possible presence of asbestos-containing materials and to be aware of the regulations regarding any alterations to and disposal of such materials.

Legal information

NON-OCCUPANCY CLAUSE

In some situations, a seller has never lived in the property being sold. In such cases, a clause will be included in the deed of sale stating that the buyer is aware that the seller has never actually used the property and that the seller is therefore unable to inform the buyer about characteristics or defects of the property of which the seller might have been aware had he actually used the property himself. Such characteristics or defects are at the buyer's risk, and this has been taken into account in determining the purchase price.

BUYER'S DUTY TO INVESTIGATE

As a buyer, you have a duty to investigate. This means that we assume that the buyer has carried out a thorough investigation into all aspects that are relevant when deciding to buy a home. This includes, among other things, studying all information provided, obtaining information from the municipality, a financial assessment (mortgage) and a structural survey.

FOUNDATION RISK INDICATOR AVAILABLE

A foundation risk indicator (A to E) has been assigned to this property in the NVM software. It is shown only as A-B-C on the one hand or D-E on the other, and may vary in degree of reliability. The foundation risk indicator is based on data from FunderMaps, which takes into account, among other things, foundation type, soil and groundwater

data, subsidence and repair data. FunderMaps is a commercial data platform developed with the KCAF. The seller, the estate agent and the NVM do not vouch for the accuracy, completeness or timeliness of the foundation risk indicator and the FunderMaps data used. The foundation risk indicator is informative and indicative, provides no guarantees and does not constitute an assessment of the actual condition of the foundation. No rights can be derived from the foundation risk indicator. Interested parties are advised, if the condition of the foundation is important to them, to carry out (or have carried out) an independent (limited or full) foundation survey.

FOUNDATION RISK INDICATOR NOT AVAILABLE

No foundation risk indicator (A to E) has been assigned to this property in the NVM software. The foundation risk indicator is based on data from FunderMaps, which takes into account, among other things, foundation type, soil and groundwater data, subsidence and repair data.

FunderMaps is a commercial data platform developed with the KCAF. The seller, the estate agent and the NVM do not vouch for the accuracy, completeness or timeliness of the FunderMaps data used. The absence of a foundation risk indicator does not rule out foundation problems and does not constitute an assessment of the actual condition of the foundation. No rights can be derived from the absence of a foundation risk indicator. Interested parties are advised, if the condition of the foundation is important to them, to carry out (or have carried out) an independent (limited or full) foundation survey.



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