

# Amsterdam

## Jacob Van Lennepkade 115 H

Price € 679.000,- K.K.

**FOR  
SALE**



**27** House  
Makelaars  
Real Estate



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

# About

## JACOB VAN LENNEPKADE 115 H

\*\*\* English text below \*\*\*

Charmante woning van ca. 70 m<sup>2</sup> aan de gracht van de Jacob van Lennepkade in het geliefde Amsterdam Oud-West.

Dit moderne, slim ingedeelde appartement met een achtertuin op het zuidoosten is een ware parel, gelegen aan een gracht in de populaire Helmers- en Da Costabuurt van Amsterdam Oud-West. Met een woonoppervlak van bijna 70 m<sup>2</sup> biedt deze woning alle comfort die je zoekt: een gezellig woonkamer met houtkachel, moderne woonkeuken, twee slaapkamers, een badkamer, en een sfeervolle tuin met een vrijstaande berging.

### Uitstekende locatie

Op steenworp afstand vind je de levendige winkelstraten zoals de J.P. Heijestraat en Kinkerstraat, met als kers op de taart de dagelijkse Ten Katemarkt. Voor gezellige etentjes en borrels kun je terecht in de vele hippe restaurants en cafés die de buurt rijk is. Daarnaast sta je binnen enkele minuten lopen in de bruisende Jordaan. Voor ontspanning en recreatie zijn er volop mogelijkheden: het Vondelpark is om de hoek. Aan de overkant van de woning ligt het unieke "Eetbare Plantsoen", wat zorgt voor een ruime en groene woonbeleving.

### Perfekte bereikbaarheid

Via de Overtoom heb je binnen no-time toegang tot de Ring A-10 en verschillende uitvalswegen. Ook het openbaar vervoer is uitstekend geregeld met diverse tram- en busverbindingen, waarmee je eenvoudig de rest van de stad bereikt.

### Indeling:

Bij binnenkomst door de voordeur aan de straatzijde betreed je de hal met stijlvolle Belgisch hardstenen plavuizen. Aan je rechterzijde vind je direct de master bedroom, voorzien van een luxe walk-in-closet. Vervolgens stap je door een elegante stalen deur de sfeervolle woonkamer binnen, waar een houtkachel zorgt voor extra warmte en gezelligheid. De woonkamer staat in open verbinding met de moderne woonkeuken, die in 2018 is aangebouwd.

De moderne lichte woonkeuken is een waar paradijs voor kookliefhebbers, compleet met een 5-pits gaskookplaat, combi oven/magnetron,

vaatwasser, koel-/vriescombinatie en ruim voldoende opbergruimte. Het granieten aanrechtblad geeft de keuken een luxe uitstraling. De keuken heeft een hoog plafond met twee grote dakramen, waardoor in combinatie met de industriële glazen pui er een enorme beleving van licht en ruimte plaatsvindt. Via de openslaande deuren loop je zo de zonnige achtertuin in, waar je heerlijk kunt genieten van de rustige omgeving in het groen. Aan de achterzijde van de tuin vind je een vrijstaande houten berging met elektra. De woning beschikt verder over een tweede slaapkamer met vaste kledingkast, ideaal als logeerkamer of kantoor, die naast de moderne badkamer ligt. Deze is voorzien van een inloopdouche, dubbele wastafel en toilet. In de woonkamer bevindt zich nog een handige bergkast met de aansluiting voor de wasmachine en de C.V.-ketel.

De woning is afgewerkt met een prachtige eikenhouten parketvloer, terwijl de woonkeuken is uitgerust met vloerverwarming en een gietvloer voor extra comfort. Dit alles zorgt voor een luxe en warme uitstraling.

Is je interesse gewekt? Neem contact met ons op voor een bezichtiging en ervaar zelf de charme van deze bijzondere woning!

### Bijzonderheden:

- Appartement heeft een woonoppervlakte van ca. 69,5 m<sup>2</sup>;
- Tuin van ca. 45,5 m<sup>2</sup> op het Zuidoosten;
- Vrijstaande houten berging van ca. 5 m<sup>2</sup> met elektra;
- Uitbouw is in 2018 gerealiseerd en is voorzien van vloerverwarming;
- De uitbouw is vervaardigd met state-of-the-art TUDOR pui voorzien van moderne thermische dubbele beglazing;
- In 2016 zijn de vloerbalken vernieuwd en is de kruipruimte voorzien van betere ventilatie en isolatiechips;
- Energielabel C;
- Verwarming en warmwater d.m.v. C.V.-combiketel (Intergas Kombi Kompakt HRE, bouwjaar 2010);
- Houtkachel in de woonkamer;
- Gelegen op erfpacht, gemeente Amsterdam. De erfpacht canon is afgekocht tot 30-09-2054. De overstap naar eeuwigdurende erfpacht per





2054 is reeds gedaan, waarbij een jaarlijkse erfpacht canon verschuldigd is;

- Betaald parkeren en volgens vergunningstelsel (West-11.3). Met een parkeervergunning West-11.3 mag je ook parkeren in West-11. Meer informatie hierover kun je vinden op de website van de gemeente Amsterdam;
- De actieve VvE Jacob van Lennepkade 115, bestaande uit 4 appartementsrechten, wordt professioneel beheer door Het Nieuwe VvE Beheer. De maandelijkse servicekosten bedragen € 124,48;
- Niet zelfbewonings- en ouderdomsclausule van toepassing.

Oplevering in overleg, doch kan spoedig.

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Charming Home of Approx. 70 m<sup>2</sup> on the Jacob van Lennepkade Canal in the Beloved Amsterdam Oud-West.

This modern, smart designed apartment with a southeast-facing backyard is a true gem, located on a canal in the popular Helmers- and Da Costa neighborhoods of Amsterdam Oud-West. With almost 70 m<sup>2</sup> of living space, this home offers all the comfort you could wish for: a bright living room with a wood stove, modern kitchen, two bedrooms, a bathroom, and a charming garden with a detached storage shed.

#### Excellent Location

Just steps away, you'll find vibrant shopping streets like J.P. Heijestraat and Kinkerstraat, with the daily Ten Katemarkt open air market as the cherry on top. For delightful dining and drinks, you can visit the many trendy restaurants and cafés the neighborhood has to offer. Additionally, the bustling Jordaan area is just a few minutes' walk away. For relaxation and recreation, you'll have plenty of options: Vondelpark is just around the corner, and across the street is the unique "Eetbare Plantsoen" (Edible Green Space), which provides a spacious and green living experience.

Amsterdam 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."

#### Perfect Accessibility

Via the Overtoom, you have quick access to the A-10 ring road and several main highways. Public transport is also well-organized with several tram and bus connections, allowing easy access to the rest of the city.

#### Layout

Upon entering through the front door from the street, you step into a hallway with stylish Belgian stone flooring. To your right, you'll find the master bedroom, complete with a luxurious walk-in closet. Passing through an elegant steel door, you enter the cozy living room, where a wood-burning stove adds extra warmth and charm. The living room seamlessly connects to the modern kitchen, which was added in 2018.

The kitchen is a true paradise for cooking enthusiasts, featuring a 5-burner gas stove, a combi oven/microwave, a dishwasher, a fridge-freezer, and ample storage space. The granite countertop gives the kitchen a luxurious feel. The kitchen has a high ceiling with two large skylights, which, combined with the industrial glass facade, creates an impressive experience of light and space. Through the French doors, you step directly into the sunny backyard, where you can enjoy the peaceful surroundings and outdoor living. At the rear of the garden, there is a detached wooden shed with electricity.

The home also features a second bedroom with a built-in wardrobe, perfect as a guest room or home office, located next to the modern bathroom. The bathroom includes a walk-in shower, double sink vanity, and toilet. The living room also has a convenient storage cupboard with connections for a washing machine and the central heating system.

The home is finished with beautiful oak parquet flooring, while the kitchen is equipped with underfloor heating and a poured concrete floor for added comfort. Altogether, this creates a luxurious and warm ambiance.

Has this home sparked your interest? Contact us to schedule a viewing and experience the charm of this exceptional property for yourself!



# Features

**JACOB VAN LENNEPKADE 115 H**  
1054 ZJ AMSTERDAM

## **Construction**

Type house

Construction

Year of construction 1897

Maintenance inside

Maintenance outside

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## **Areas and capacity**

Living area Approx 69.50m<sup>2</sup>

Capacity Approx 269.72m<sup>3</sup>

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## **Layout**

Number of rooms 3

Bedrooms 2

Floors

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## **Location**

Location

---

## **Other features**

-

-



# Highlights

JACOB VAN LENNEPKADE 115 H

1054 ZJ AMSTERDAM

- Text
- larger text and bullet marks



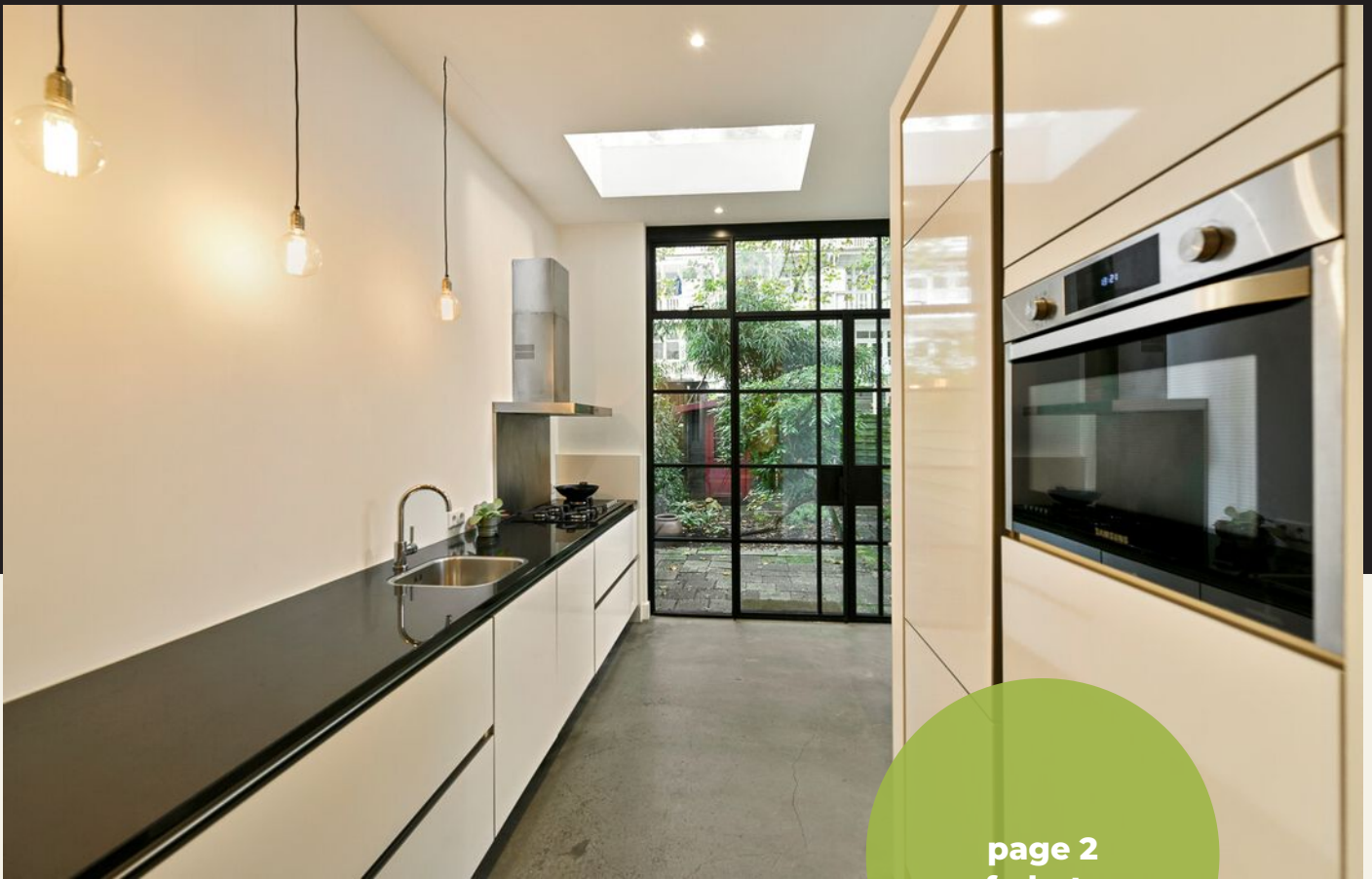




page 1  
of photos







page 2  
of photos



























# Floorplan

## JACOB VAN LENNEPKADE 115 H

Jacob van Lennepkade 115 hs-Amsterdam  
Begane grond



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

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# Floorplan

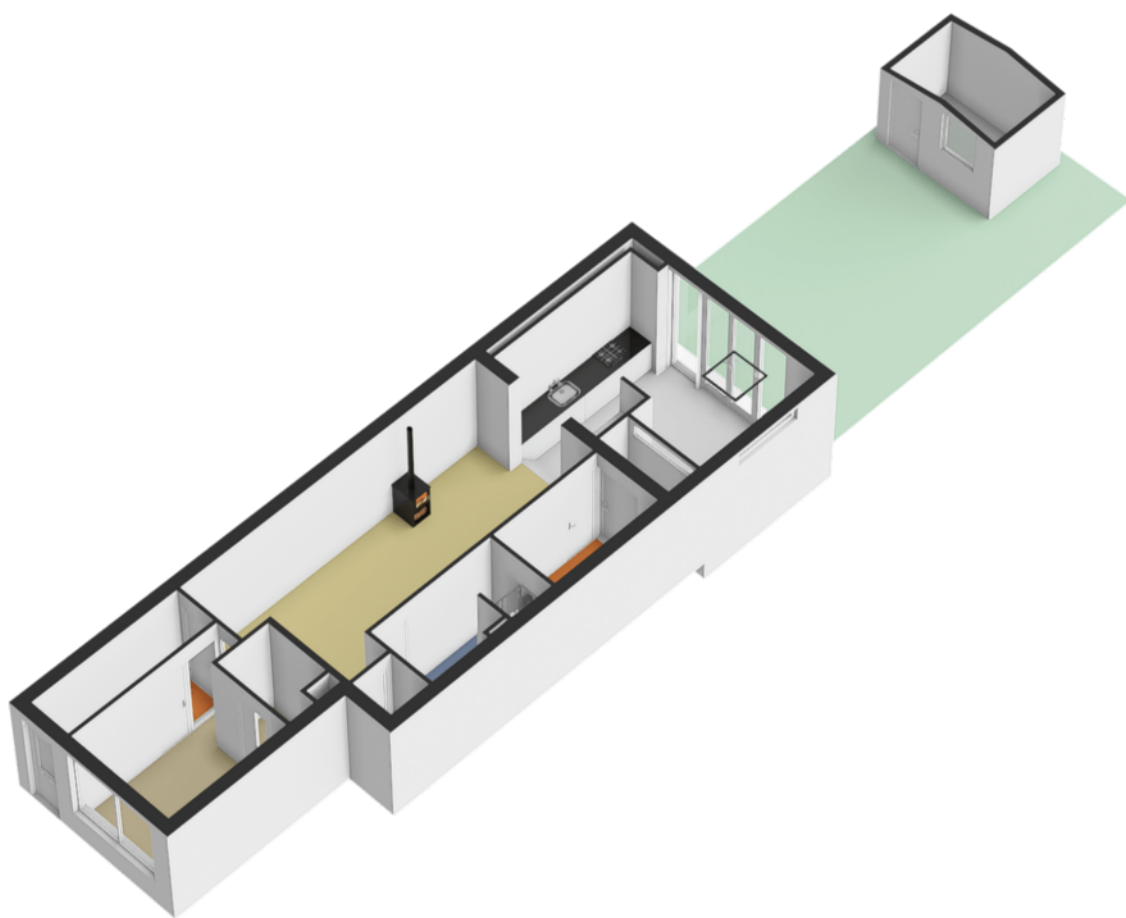
JACOB VAN LENNEPKADE 115 H



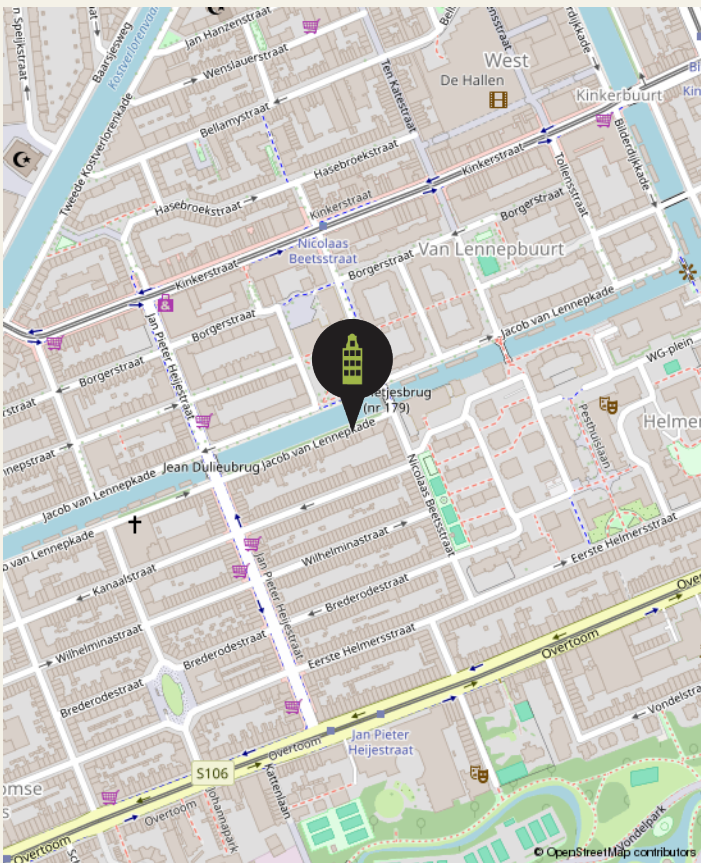
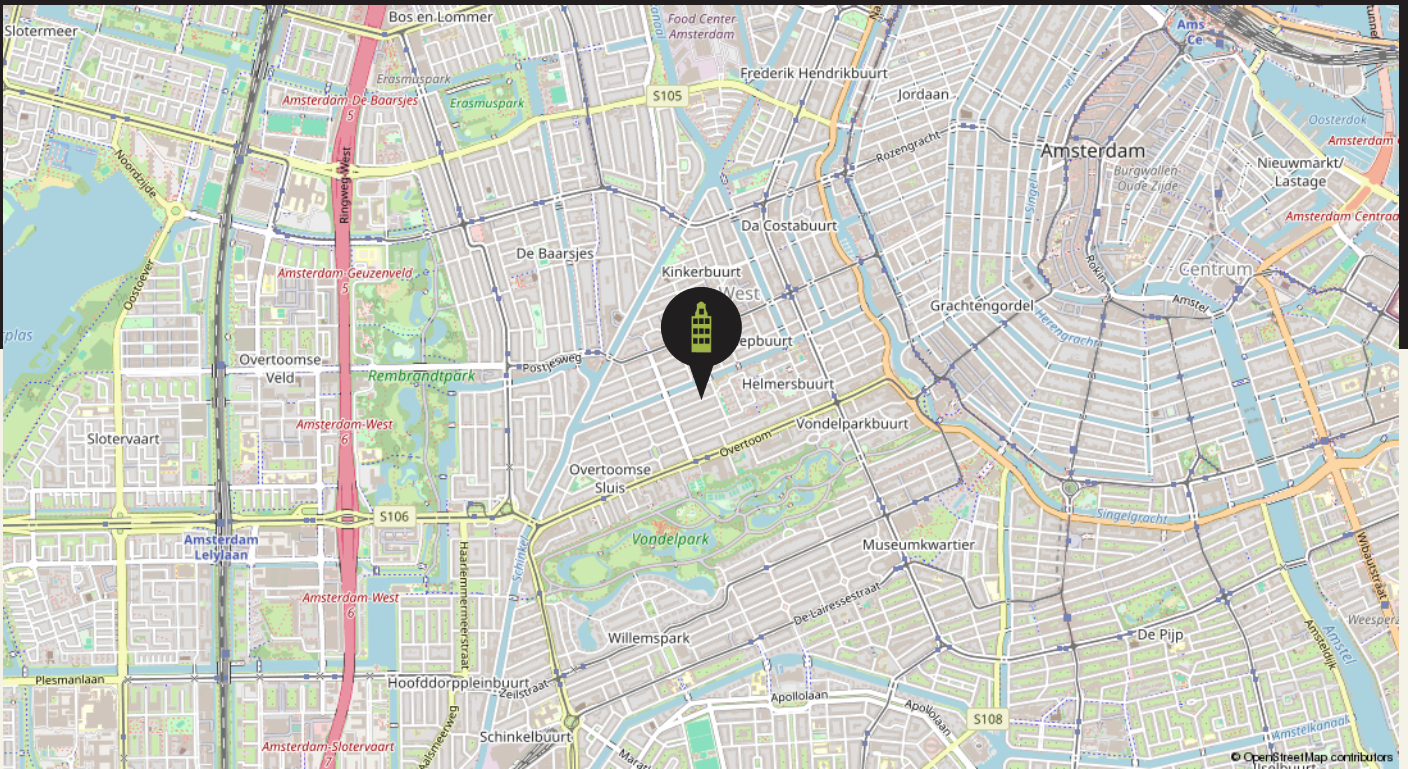


# Floorplan

JACOB VAN LENNEPKADE 115 H

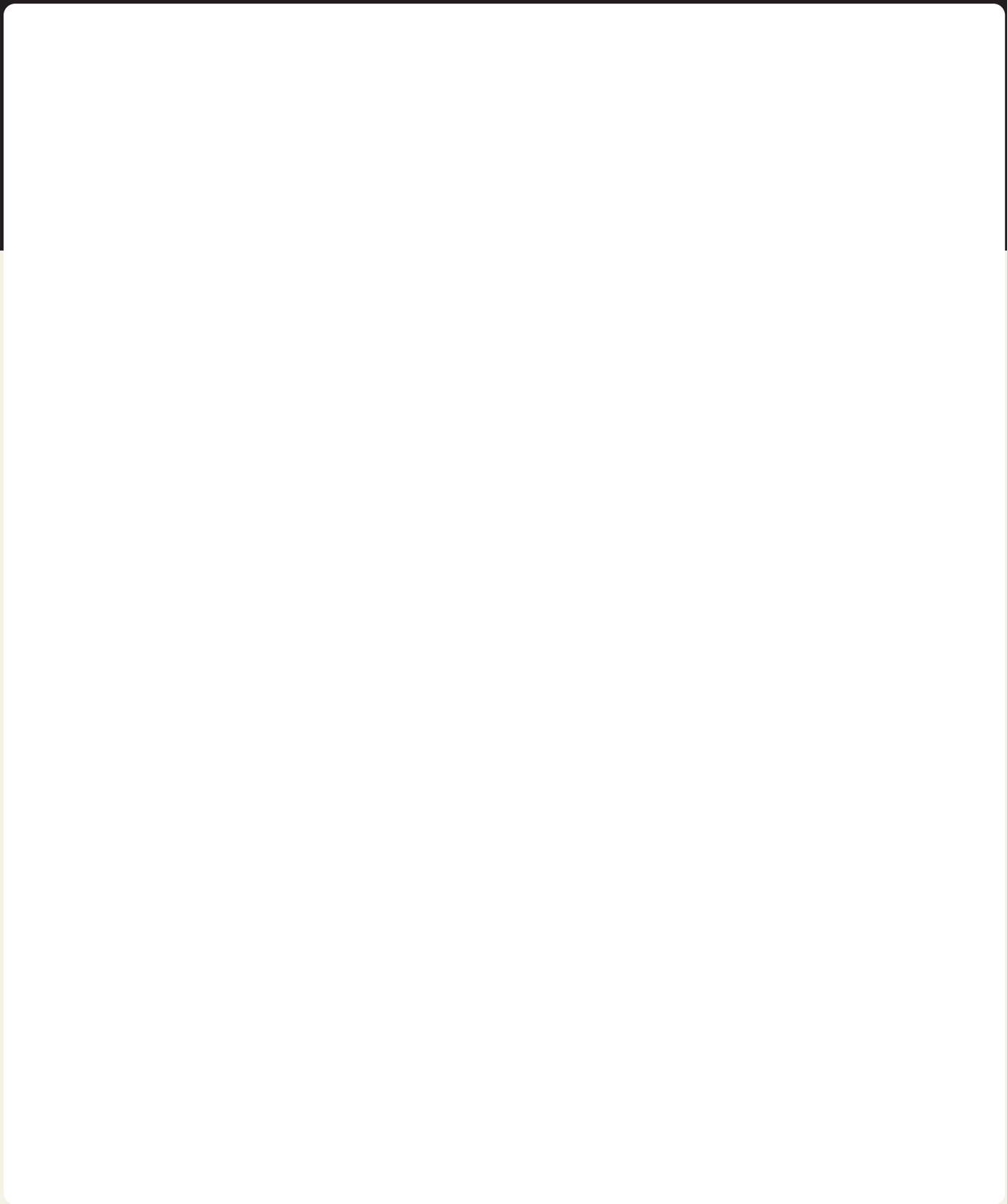


# The location of JACOB VAN LENNEPKADE 115 H 1054 ZJ AMSTERDAM





*Cadastral map*  
**JACOB VAN LENNEPKADE 115 H**



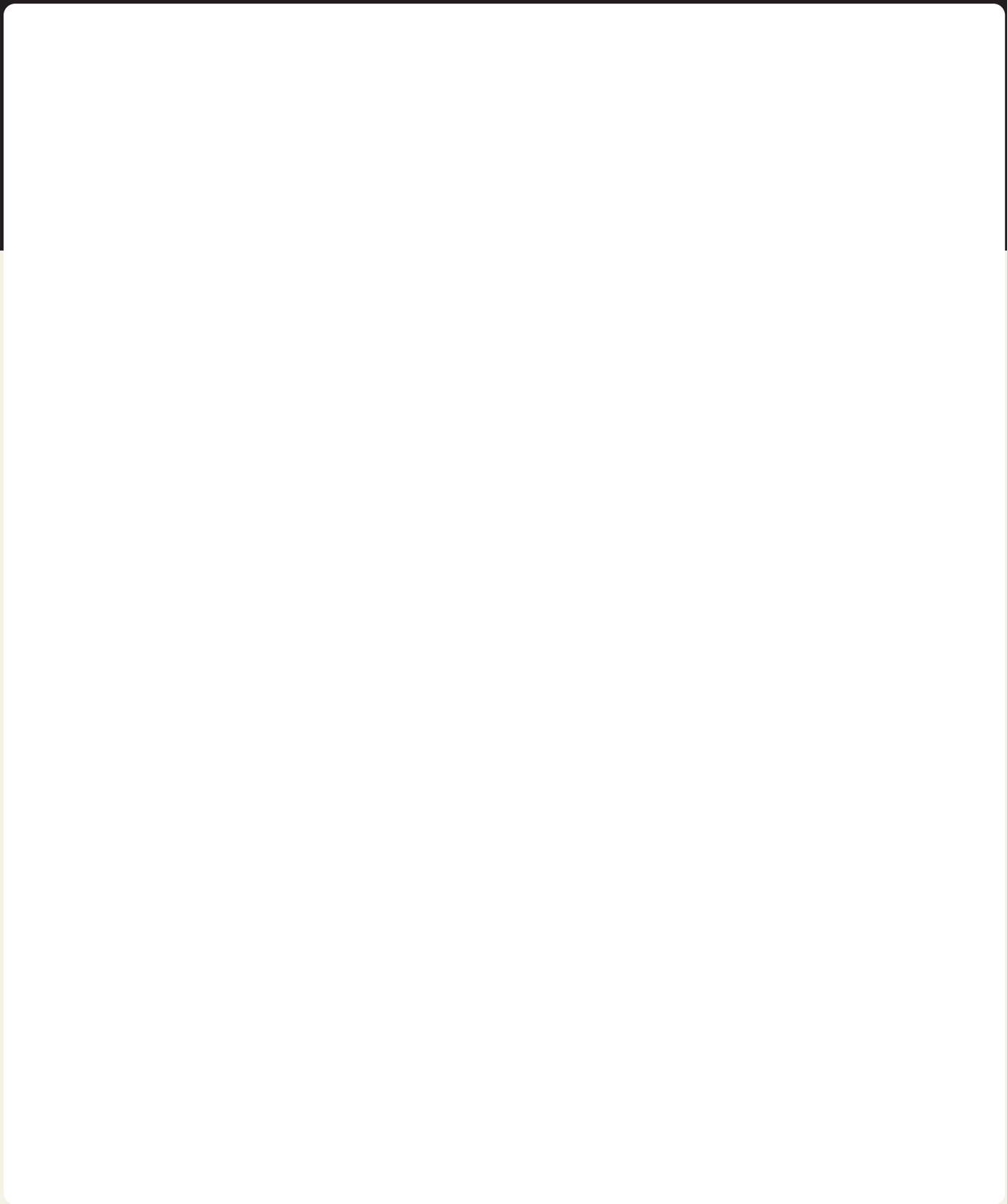
*Living in*  
**CITY/Neighborhood**

Text here / Photo of neighborhood/city below



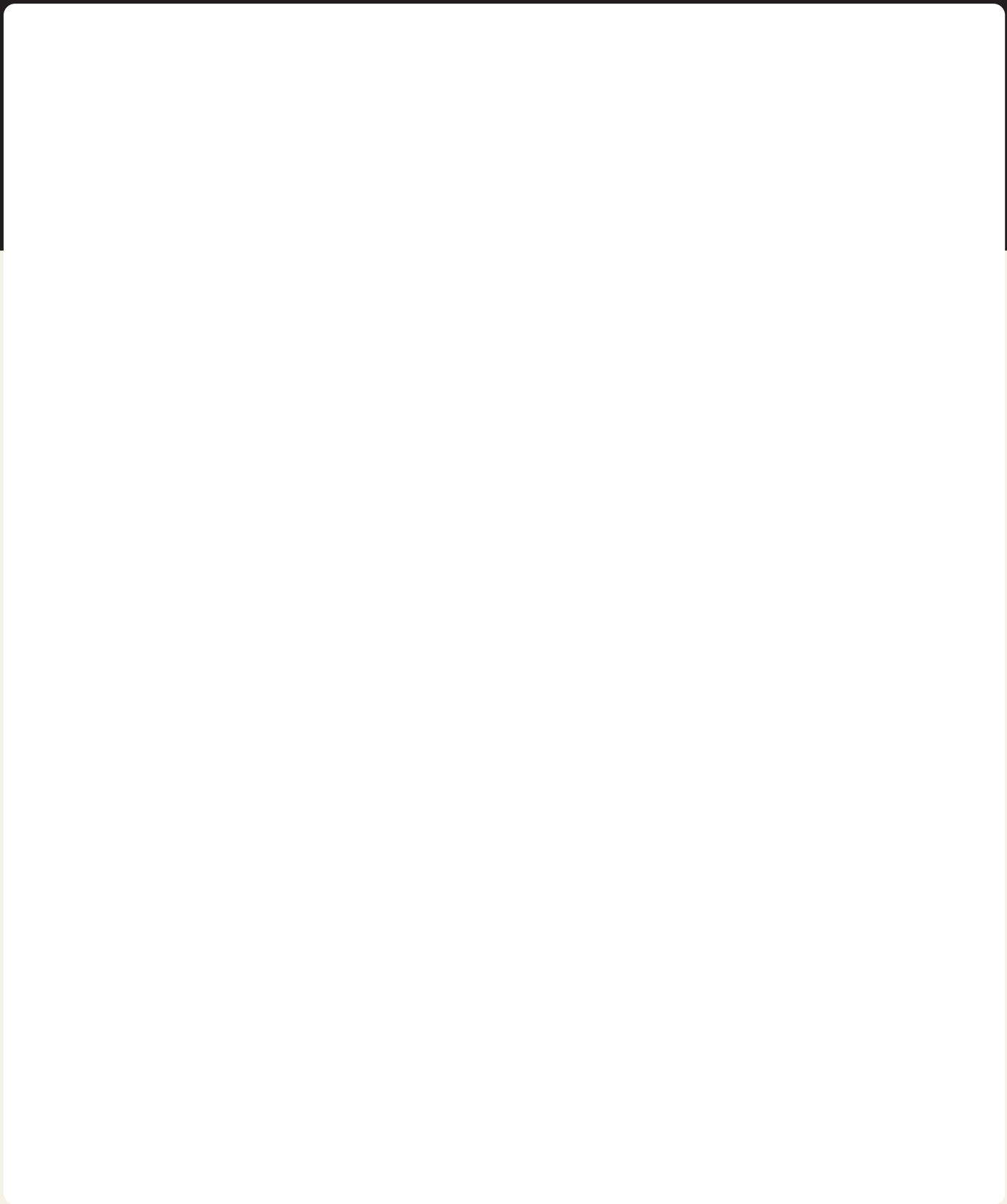


*Energy label*  
JACOB VAN LENNEPKADE 115 H



*Movables*

**JACOB VAN LENNEPKADE 115 H**





# 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





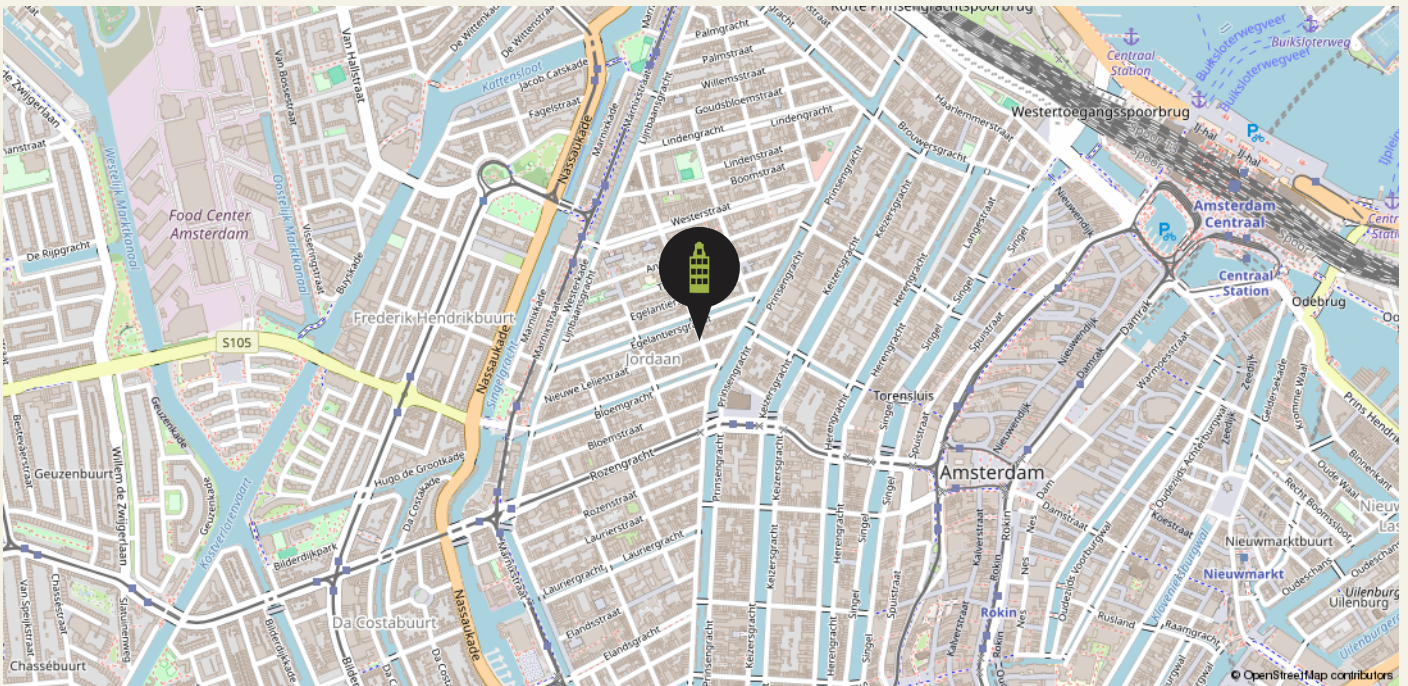
# Our Office Location

## 27 HOUSE REAL ESTATE



Our office

**Nieuwe Leliestraat 27 HS, 1015 SJ Amsterdam**





# Our Team

## 27 HOUSE REAL ESTATE



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RM Agent

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Buying & Selling Agent

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Chief Cuddling Officer

**TJ**

### Contact

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**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*  
November 2024

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*

October 2024



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.



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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

