

Amsterdam

Wittgensteinlaan 322

Price € 500.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

WITTGENSTEINLAAN 322

-English text below-

Ruim en licht 3-kamerappartement met vrij uitzicht op het groen

Welkom aan de Wittgensteinlaan 322! Dit lichte en verzorgde 3-kamerappartement met zonnig balkon en eigen parkeerplaats ligt op een rustige en groene locatie aan het Koningin Wilhelminapark. Het appartement bevindt zich op de eerste verdieping van een goed onderhouden complex met lift en ruime entree. Hier geniet u van comfortabel wonen op een centrale plek in Amsterdam.

De woning ligt in een rustige buurt met veel groen, omringd door parken, speelplekken en diverse wooncomplexen. In de directe omgeving vindt u winkels, scholen, sportfaciliteiten én het Sloterpark met de Sloterplas – ideaal voor ontspanning en sport. Ook het Hoofddorpplein en Osdorp liggen op korte afstand, met een gevarieerd aanbod aan horeca en winkels.

INDELING

Via de gemeenschappelijke entree bereikt u met de trap of lift de eerste verdieping. De hal van het appartement biedt toegang tot alle vertrekken. De ruime en lichte woonkamer beschikt over grote ramen en een deur naar het balkon op het zuiden. Hier geniet u van een prachtig uitzicht over het park.

De open keuken is compleet uitgerust met een vaatwasser, oven, gaskookplaat met afzuigkap, koelkast en vrieslades. Er zijn twee slaapkamers van goed formaat, waarvan één met kastenwand. De moderne badkamer (2022) beschikt over een inloopdouche en wastafelmeubel. Daarnaast is er een apart toilet en een interne berging met cv-ketel, mechanische ventilatie en aansluiting voor de wasmachine.

Op de begane grond vindt u nog een externe berging, en voor het gebouw een parkeerplaats met afsluitbeugel.

OMGEVING

In de directe omgeving vindt u een gevarieerd

aanbod aan winkels, gezellige cafés en eetgelegenheden, onder andere op het Hoofddorpplein, Delflandplein en Sierplein. Het bruisende centrum van Amsterdam en Amsterdam-Zuid zijn eenvoudig per fiets te bereiken, zodat u altijd dicht bij het stadse leven bent. Ook voor ontspanning in het groen zit u hier goed: het Vondelpark, de Sloterplas, het Rembrandtpark, de Oeverlanden en het Amsterdamse Bos liggen allemaal in de buurt. Of u nu graag sport, wandelt of gewoon tot rust wilt komen in de natuur – hier is het allemaal mogelijk.

Met de auto zit u zo op de A10 of A4 richting Schiphol, Den Haag of Rotterdam. Station Amsterdam Lelylaan ligt op een paar minuten afstand en ook trams en bussen zijn nabij. Fietsend bent u binnen 15-20 minuten in het centrum of bij de Sloterplas. Het Vondelpark bereikt u in 8 minuten, en met de tram bent u binnen 15 minuten op het Leidseplein.

BIJZONDERHEDEN

- Woonoppervlakte: ca. 78 m²
- Bouwjaar: 1991
- Balkon op het zuiden, ca. 22 m²
- Externe berging: ca. 4 m²
- Gebruik parkeerplaats met beugel
- Erfpacht eeuwigdurend afgekocht
- Actieve en professioneel beheerde VvE (Munnik Beheer)
- MJOP aanwezig
- VvE-bijdrage: € 167,02 per maand
- CV-ketel Intergas HRE (2023)
- Energielabel: B
- Oplevering in overleg (kan snel)
- Project notaris: Hartman LMH

Enthousiast geworden? We plannen graag een bezichtiging met u in.



English

Spacious and bright 2-bedroom apartment with open views of greenery

Welcome to Wittgensteinlaan 322! This bright and well-maintained two-bedroom apartment with a sunny balcony and private parking space is located in a peaceful and green area next to the Koningin Wilhelminapark. Situated on the first floor of a well-kept building with an elevator and a spacious entrance, this home offers comfortable living in a central part of Amsterdam.

The apartment is in a quiet, leafy neighborhood surrounded by parks, playgrounds, and residential complexes. You'll find shops, schools, sports facilities, and the Sloterpark with the Sloterpas nearby – perfect for both relaxation and recreation. Hoofddorpplein and Osdorp are also just a short distance away, offering a diverse range of dining and shopping options.

LAYOUT

From the shared entrance, you can reach the first floor via stairs or elevator. The hallway provides access to all rooms. The bright and spacious living room features large windows and a door leading to the south-facing balcony, where you can enjoy beautiful views of the park.

The open kitchen is fully equipped with a dishwasher, oven, gas hob with extractor, fridge, and freezer drawers. There are two well-sized bedrooms, one of which includes a built-in wardrobe. The modern bathroom, renovated in 2022, has a walk-in shower and washbasin unit. There is also a separate toilet and an internal storage room with central heating boiler, mechanical ventilation, and a washing machine connection.

On the ground floor, you'll find an external storage unit and a private parking space with

a lockable barrier in front of the building.

LOCATION

The surrounding area offers a wide variety of shops, cozy cafés, and restaurants, especially around Hoofddorpplein, Delflandplein, and Sierplein. The vibrant city center and Amsterdam-Zuid are easily accessible by bike, keeping you close to everything the city has to offer. If you're looking for green spaces, you're in the right place: Vondelpark, Sloterpas, Rembrandtpark, De Oeverlanden, and the Amsterdamse Bos are all nearby. Whether you enjoy sports, walking, or simply unwinding in nature, it's all possible here.

By car, you're quickly on the A10 or A4 towards Schiphol, The Hague, or Rotterdam. Amsterdam Lelylaan station is just a few minutes away, and tram and bus connections are also close at hand. By bike, you can reach the city center or Sloterpas in 15–20 minutes. Vondelpark is just 8 minutes away, and tram connections will take you to Leidseplein in about 15 minutes.

FEATURES

- Living area: approx. 78 m²
- Year of construction: 1991
- South-facing balcony: approx. 22 m²
- External storage: approx. 4 m²
- Private parking space with barrier
- Leasehold perpetually bought off
- Active and professionally managed HOA (Munnik Beheer)
- Long-term maintenance plan available
- Monthly contribution: approx. €167,02
- Central heating boiler (Intergas HRE, 2023)
- Energy label: B
- Transfer in consultation (can be arranged quickly)
- Fixed notary: Hartman LMH



Features

WITTGENSTEINLAAN 322

1062 KJ AMSTERDAM

Construction

Type house	Apartment in flat
Construction	
Year of construction	1991
Maintenance inside	good
Maintenance outside	very good
Energy rating	B

Areas and capacity

Living area	Approx 77.70m ²
Capacity	Approx 239.20m ³
Outdoor space	Approx 21,7m ²
Storage space	Approx 3.70m ²

Layout

Number of rooms	3
Bedrooms	2
Floors	1

Location

Location	Wijk: Westlandgracht
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Other features

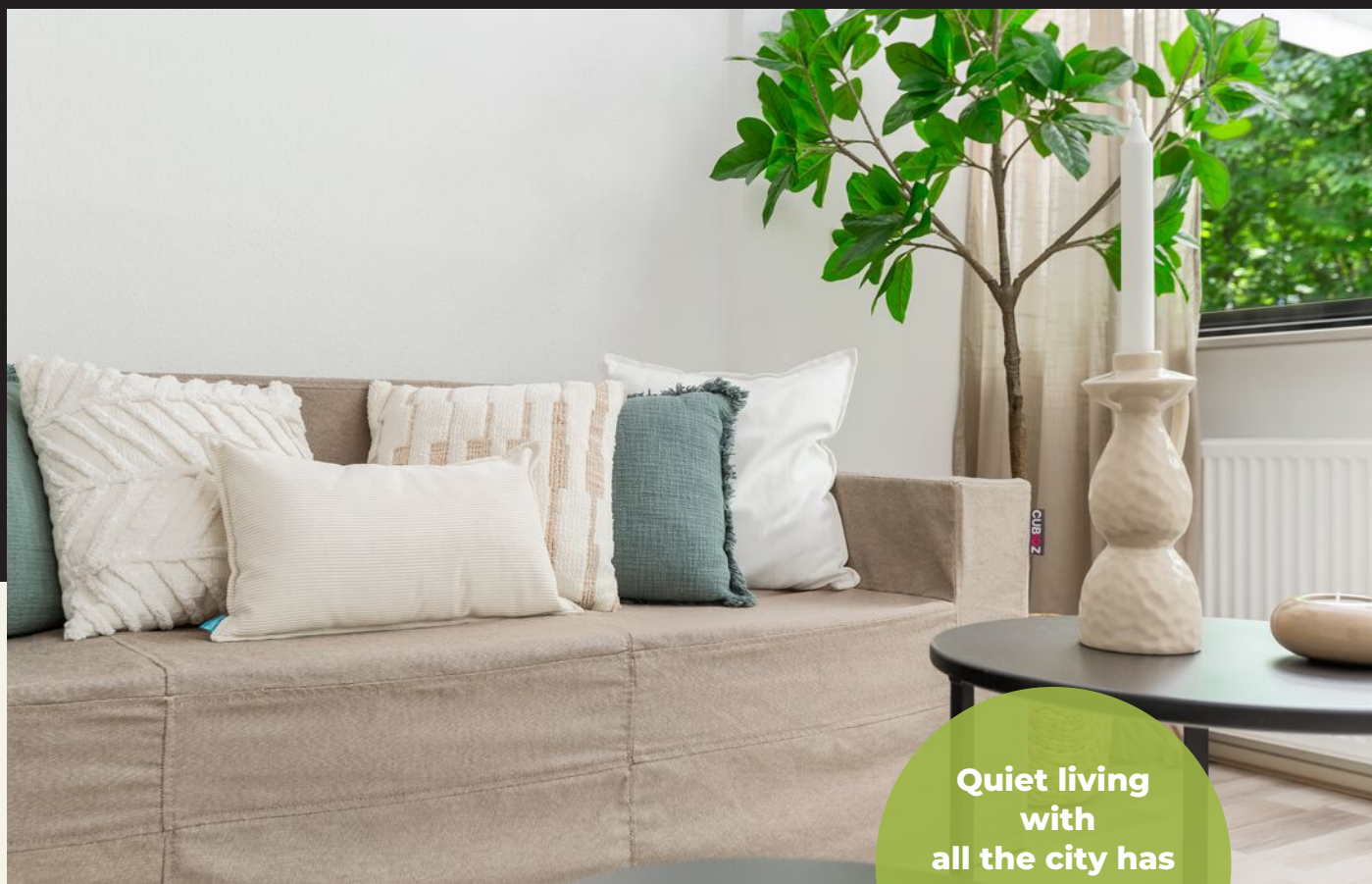
- | | |
|-----------------------------------|--------------------------------|
| - Externe berging op begane grond | - Storage unit on ground floor |
| - Parkeerplaats met afsluitbeugel | - Parking in front of building |



**Well
maintained
building in green
neighborhood**







**Quiet living
with
all the city has
to offer
nearby**





**Kitchen
with
pantry
and
bar**





**Master bedroom
with
big wardrobe**





**Second
bedroom**





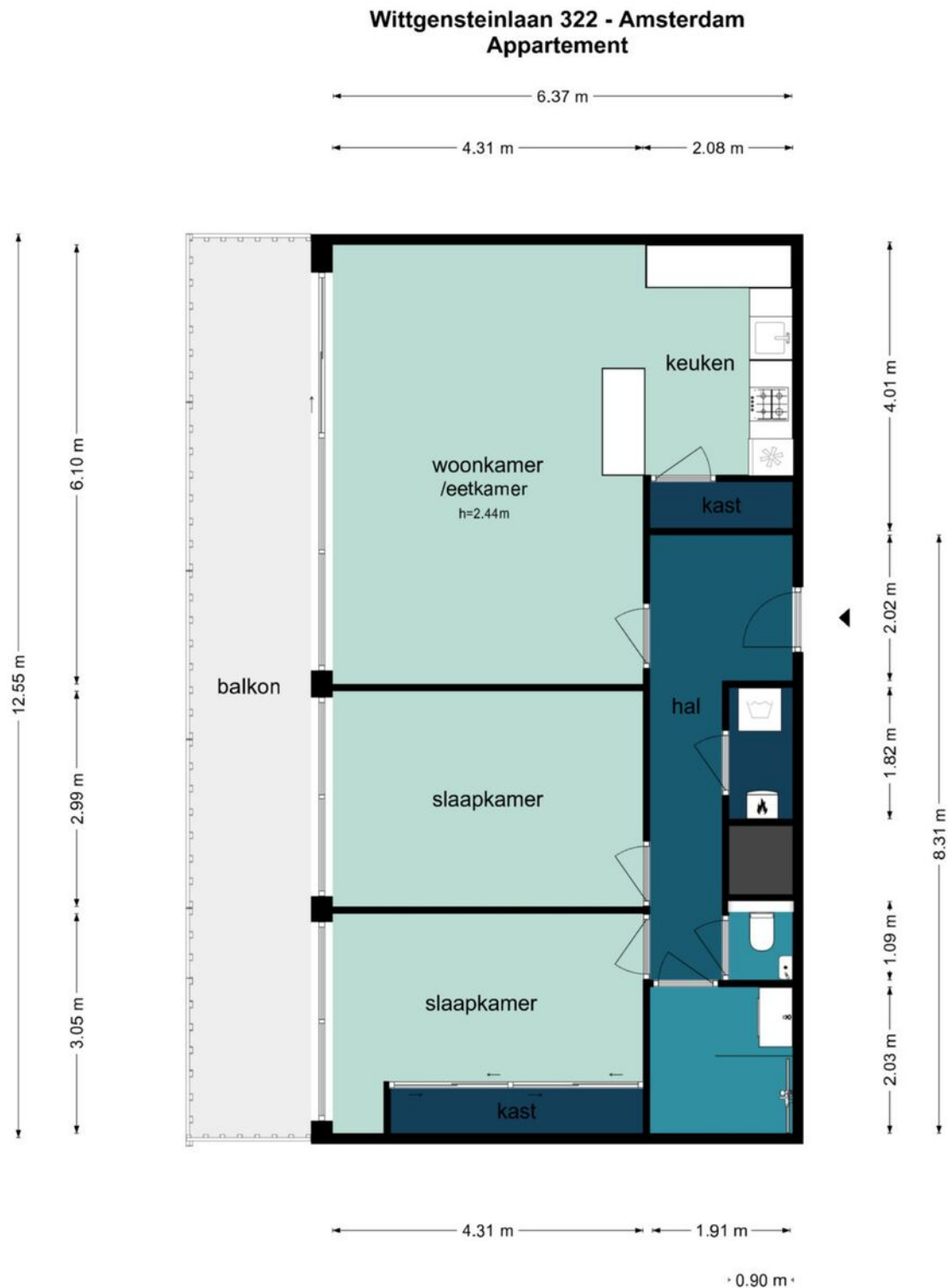
**Huge balcony
with view of the
park**





Floorplan

WITTGENSTEINLAAN 322

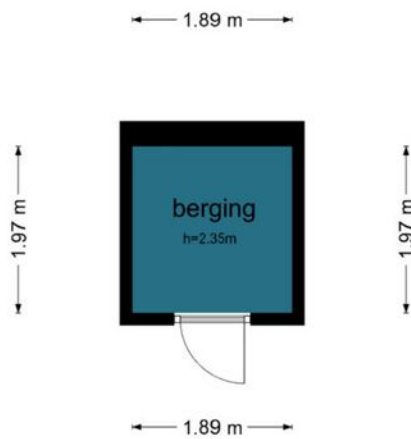


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
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Floorplan

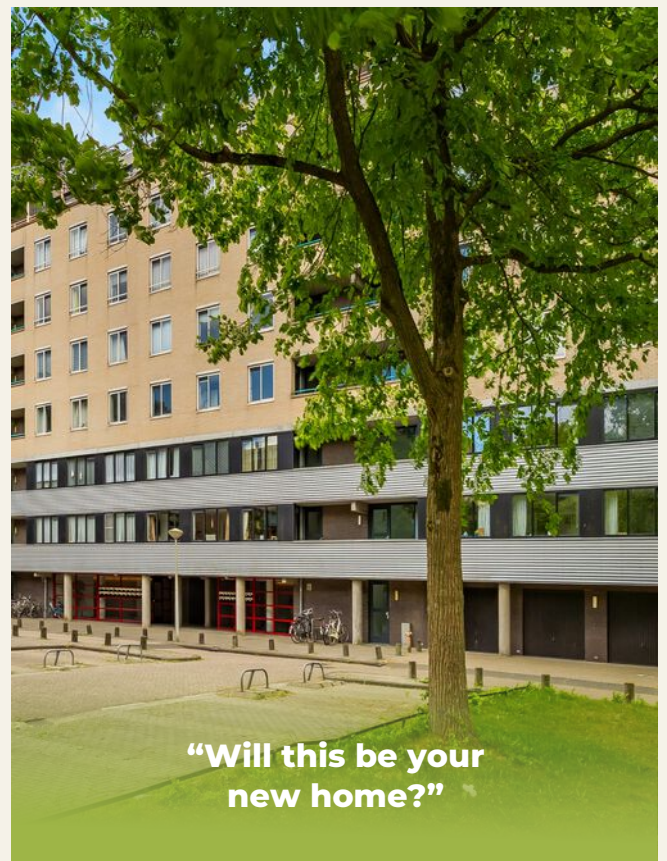
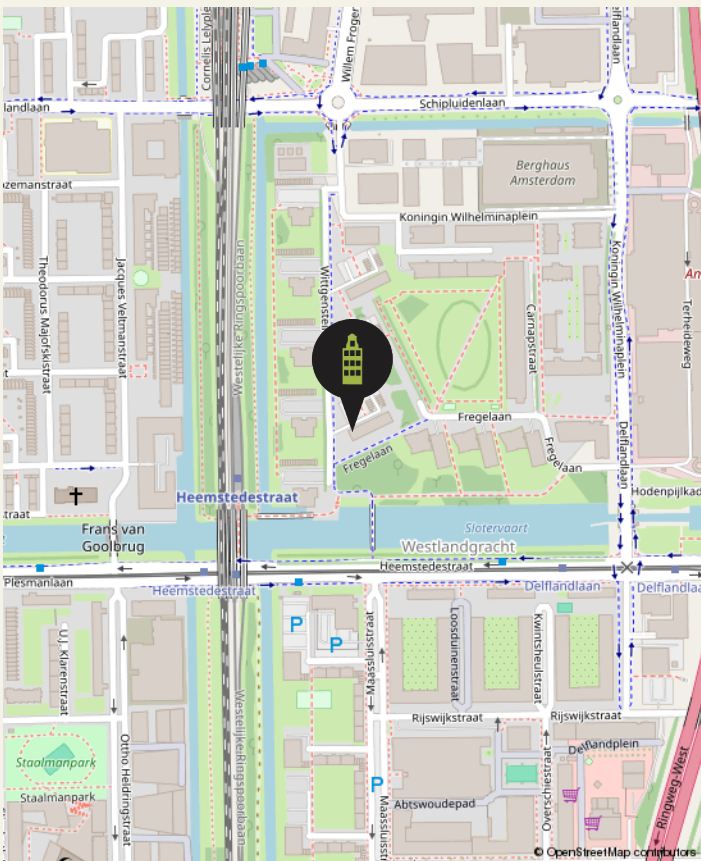
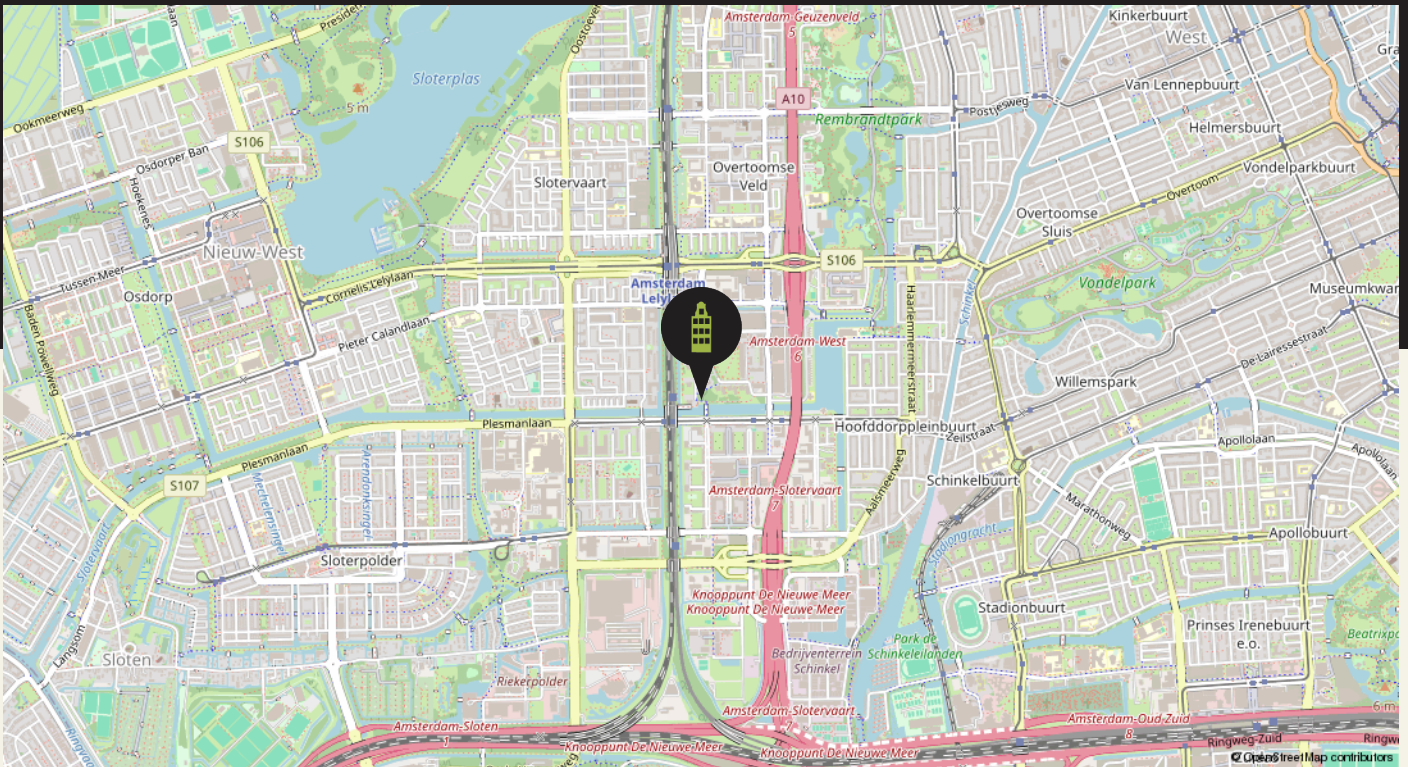
WITTGENSTEINLAAN 322

Wittgensteinlaan 322 - Amsterdam Berging



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Aan de plattegronden kunnen geen rechten worden ontleend.
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The location of WITTGENSTEINLAAN 322 1062 KJ AMSTERDAM



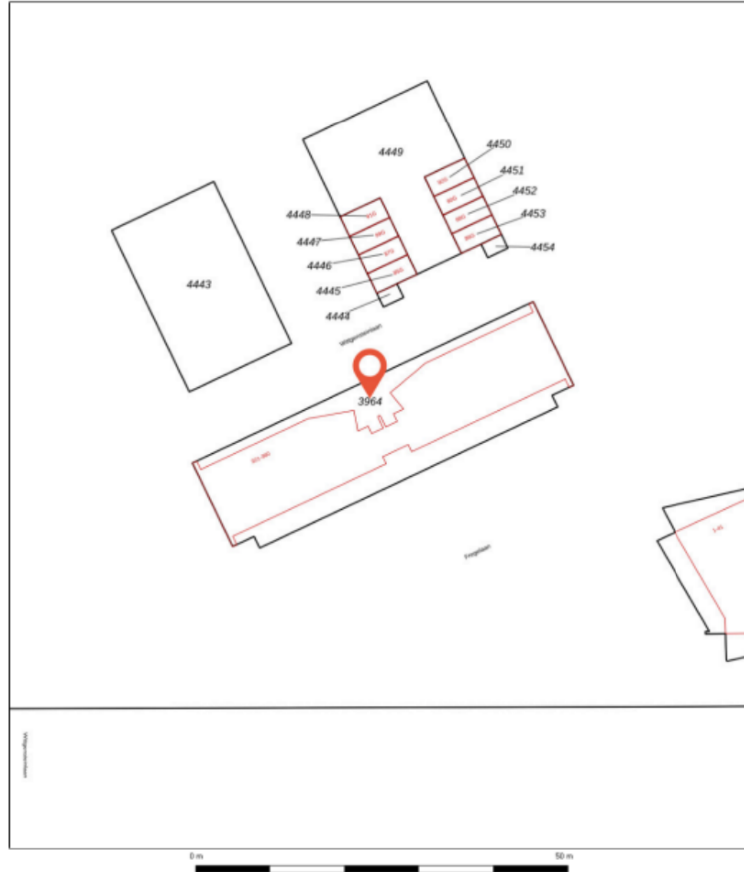
Cadastral map

WITTGENSTEINLAAN 322

16-8-2021

Kadastrale kaart van Wittgensteinlaan 322, 1062KJ Amsterdam

Referentie: W1062KJ322_1



3964	Perceelnummer	Kadastrale gemeente:	Sloten Noord-Holland
322	Huisnummer	Gemeentecode:	STN02
—	Vastgestelde kadastrale grens	Sectie:	E
—	Voorlopige kadastrale grens	Perceelnummer:	3964
—	Administratieve kadastrale grens	Perceelgrootte (m2):	721
—	Bebouwing		
—	Overige topografie		

Deze kaart is noordgericht. Aan deze kaart kunnen geen betrouwbare maten worden ontleend. Adresgegevens zijn niet afkomstig van het Kadaster maar automatisch gekoppeld. Kadastrale gegevens worden door het Kadaster beschikbaar gesteld onder de "Geo Gedeeld licentie". De dienst voor het Kadaster en de openbare registers behoudt zich de intellectuele eigendomsrechten voor, waaronder het auteursrecht en het databankrecht. Dit document is gegenereerd op 16-8-2021 12:10.

Energy label

WITTGENSTEINLAAN 322

Energie label woningen

Registratienummer
346308197

Datum registratie
27-05-2025

Geldig tot
22-05-2035

Status
Definitief

Deze woning heeft energielabel

B



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 toevoer met mechanische afzuiging	Verbeteradvies
11 Koeling	Geen koeling	
12 Zonnepanelen	Niet aanwezig	

Deze woning wordt verwarmd via een aardgas aansluiting

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

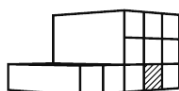
Over deze woning

Adres
Wittgensteinlaan 322
1062KJ Amsterdam
BAG-ID: 0363010000936285

Detailaanduiding

Bouwjaar 1991
Compactheid 1,65
Vloeroppervlakte 78m²

Woningtype
Tussenwoning onderste
bouwlaag



Opnamedetails

Naam T. Gerretsen **Vakbekwaamheidsnummer** 55151846

Certificaathouder
BuildingLabel B.V.

Inschrijfnnummer SKGIKOB 013038 **KvK-nummer** 39090359

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

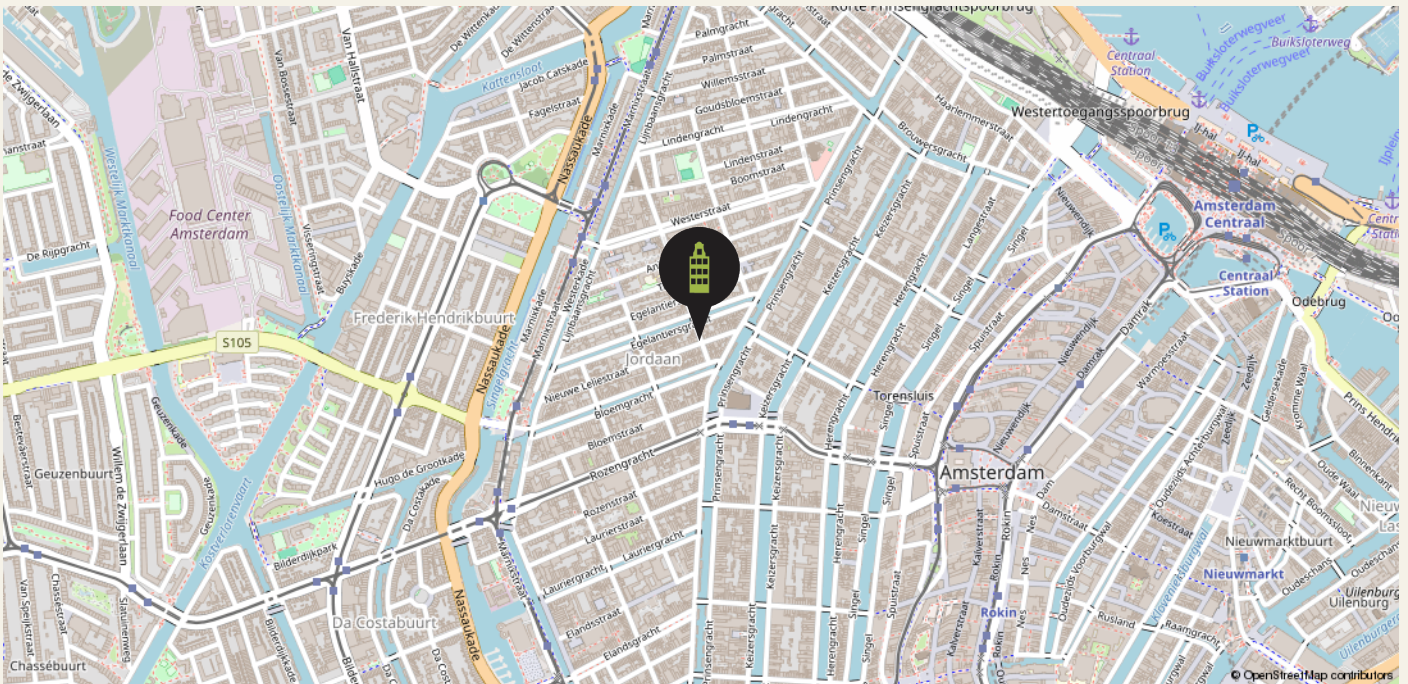
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- 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 Team

27 HOUSE REAL ESTATE



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Chief Cuddling Officer

TJ

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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.



Notes AND OBSERVATIONS

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