

Amsterdam

Geuzenkade 74 H

Price € 395.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

GEUZENKADE 74 H

--English text below--

Welkom in dit heerlijke appartement, gelegen in het sfeervolle Amsterdam West!

Als je het appartement binnenkomt sta je in de ruime hal met genoeg garderobe ruimte, vanuit hier zijn ook alle vertrekken goed bereikbaar. De ruime lichte woonkamer heeft een mooi groot raam waardoor je de levendige prachtige kade kunt zien. Het is een heerlijk rustige ruimte met uniek uitzicht op het water. In de gezellige keuken is een 4-pits gasfornuis aanwezig, een combimagnetron, een afzuigkap en een koelkast met vriezer. Vanuit de keuken is het rustige balkon bereikbaar.

Er is een fijne lichte slaapkamer aanwezig met genoeg ruimte om een grote kast te plaatsen, die uitkomt op het balkon. In de verzorgde badkamer bevindt zich een inloofdouche, het toilet en een wastafelmeubel met spiegel. Er is natuurlijke ventilatie aanwezig in de badkamer.

Op het aangename balkon kun je heerlijk ontspannen, een ideale plek om te ontbijten, te lezen of te genieten van een drankje na een lange dag. Ook is er een kleurrijke binnenplaats aanwezig met bloemen en een grasveld waar alleen de bewoners kunnen komen, hier kunnen kinderen fijn spelen. Er is ook een ruime berging aanwezig.

De locatie van dit appartement is geweldig, midden in het levendige Amsterdam West. Er zijn veel gezellige cafés en restaurants in de buurt en veel supermarkten en winkels. Het Erasmuspark en het Westerpark zijn dichtbij en er zijn scholen, speeltuinen en sportvoorzieningen in de buurt te vinden. De woning is goed bereikbaar met het openbaar vervoer. Ook ben je met de auto zo op de Ring A10.

Bijzonderheden;

- Woonoppervlakte ca. 41m2;
- Balkon over gehele breedte van de woning ca: 5m2;
- Separate berging van ca. 7m2;
- Gemeentelijk monument;
- C.V.-ketel, bouwjaar 2017;
- Actieve VvE, beheerd door Minerva Vastgoedbeheer;
- Servicekosten per maand bedragen; €121,91;
- De erfpacht is afgekocht tot 2058;
- Betaald parkeren en volgens vergunningsstelsel;
- Ouderdomsclausule van toepassing;
- NEN2580 meetrapport aanwezig;
- Opleveringsdatum; in overleg, doch kan spoedig.

Nieuwsgierig geworden? Wij maken graag een afspraak met je!



Welcome to this wonderful apartment with large balcony and private storage, located in the popular and booming Amsterdam West!

Enter the apartment on the Bel-etage level into the foyer where you can access all rooms, the foyer offers enough wardrobe space. The bright and spacious living room is on the front of the building and features a large beautiful window with unobstructed views over the trees and the beautiful waterfront. The practical kitchen has a 4-burner gas stove, a combination microwave oven, an extractor hood and a refrigerator with freezer. The quiet balcony with lovely views of the inner garden with a lawn and flowers is accessible from the kitchen.

There is a decent light bedroom with enough space for a big closet, which opens onto the balcony. The well-maintained bathroom features a walk-in shower, a toilet, a vanity unit with a mirror and it has natural ventilation.

You can relax on the pleasant balcony, an ideal place to have breakfast, read or enjoy a drink after a long day. The colorful garden/courtyard is only accessible for residents. This is a place where children can play and where you can park your bicycle(s) covered underneath the balconies. There is also a spacious private storage room with plenty of room to park your bicycle(s) inside if you prefer – and much more!

The location of this apartment is ideal, perfectly situated on a quiet and scenic street with lots of trees, yet in the middle of lively Amsterdam West and with a view over the water. There are many cozy cafes and restaurants nearby and many supermarkets and shops. The Erasmus Park and the Westerpark are easily accessible and there are schools, playgrounds and sports facilities close by.

The property is easily accessible by public transport. You can also reach the Ring A10 in no time by car.

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." Vondelpark and Jordaan around the corner!

Details;

- Living area approximately 41m2 (NEN2580);
- Balcony spanning the entire width of the apartment, approximately 5m2;
- Separate (private) storage room of approximately 7m2;
- Municipal monument;
- C.V. boiler, year of construction 2017;
- Active VvE, professionally managed by Minerva Vastgoedbeheer;
- Service costs per month: €121,91;
- The leasehold is bought of until 2058;
- Paid parking and according to permit system;
- Old age clause applies;
- NEN2580 measurement report available;
- Delivery date: in consultation, but could be done quickly.

Curious? We would be happy to make an appointment with you!



De gegevens en maatvoeringen op de plattegronden en in de brochure zijn indicatief. Hoewel de informatie zorgvuldig is samengesteld is het toch niet uitgesloten dat bepaalde informatie na verloop van tijd verouderd of niet meer correct is. Aan de op de plattegronden en in de brochure vermelde informatie kunnen dan ook op geen enkele manier rechten worden ontleend. 27 Huis Makelaars aanvaardt geen enkele aansprakelijkheid voor onjuiste of onvolledige informatie noch voor schade ten gevolge van het bezoek aan onze website of andere websites die door middel van links toegankelijk zijn vanuit de website van 27 Huis Makelaars. Tevens sluit 27 Huis Makelaars aansprakelijkheid uit voor externe partijen. Het woonoppervlak is opgemeten conform meetinstructies gebruikmakende van de NEN2580. De Meetinstructie is bedoeld om een meer eenduidige manier van meten toe te passen voor het geven van een indicatie van de gebruiksoppervlakte. De Meetinstructie sluit verschillen in meetuitkomsten niet volledig uit, door bijvoorbeeld interpretatieverschillen, afrondingen of beperkingen bij het uitvoeren van de meting. Alle opgegeven maten en oppervlaktes zijn derhalve indicatief. Aspirant-kopers worden bij deze uitdrukkelijk uitgenodigd om; het oppervlak na te meten en/of zelf te kijken/onderzoeken naar de mogelijkheden om eigen gewenste invulling te geven aan het verkochte. Verkopende partij geeft hierover geen garanties.

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 surface 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.



Features

GEUZENKADE 74 H

1056 KP AMSTERDAM

Construction

Type house	Appartment ground floor
Year of construction	1934
Maintenance inside	Good
Maintenance outside	Good

Areas and capacity

Living area	Approx 21m2
Capacity	Approx 138m3
Outdoor space	Approx 5m2
Storage space	Approx 6.8m2

Layout

Number of rooms	2
Bedrooms	1
Floors	1

Location

Location	Amsterdam-West
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Other features

- Balcony spanning the entire width of the apartment
- Municipal monument





**Big, bright
Windows**





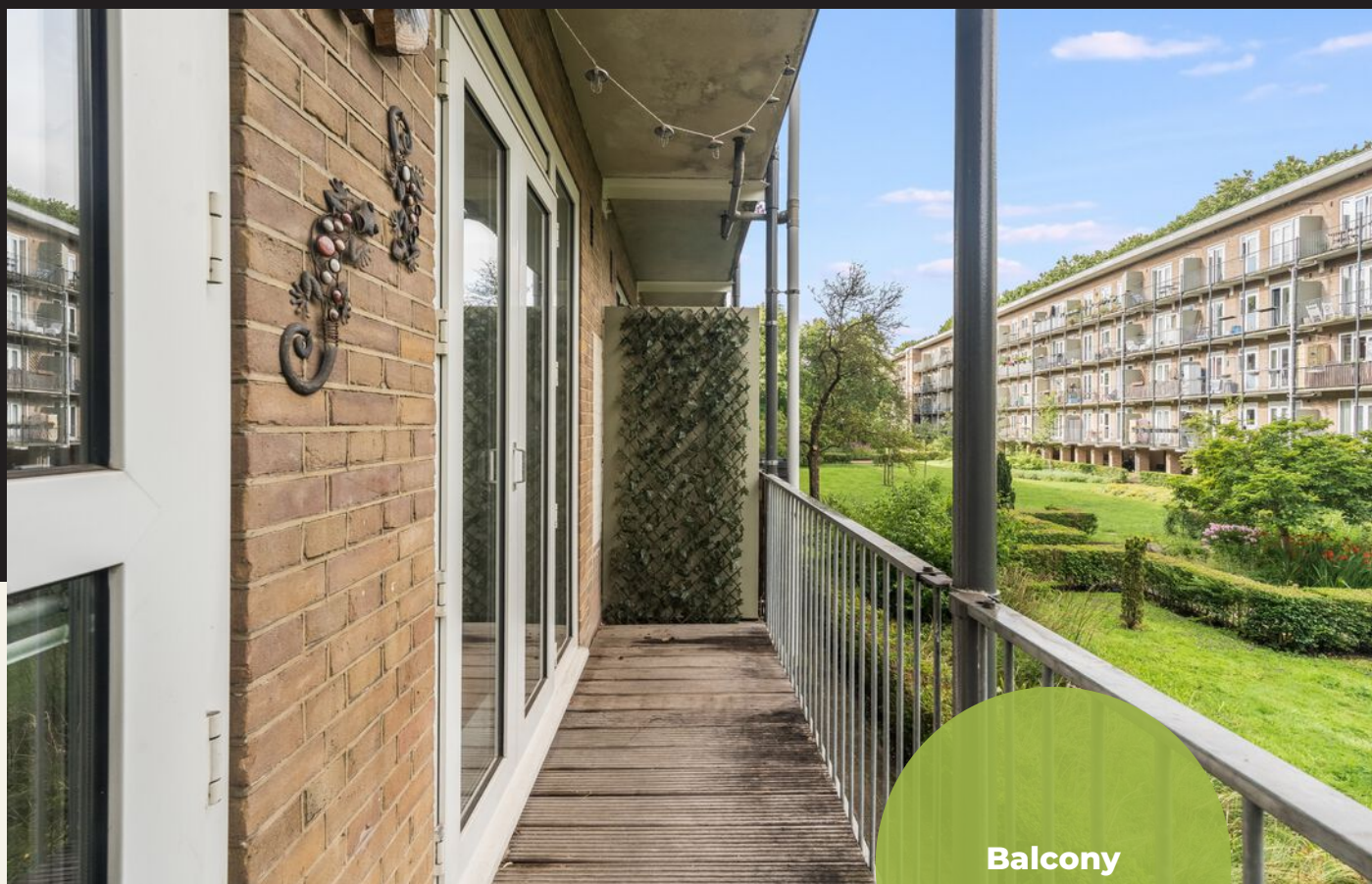






Bathroom





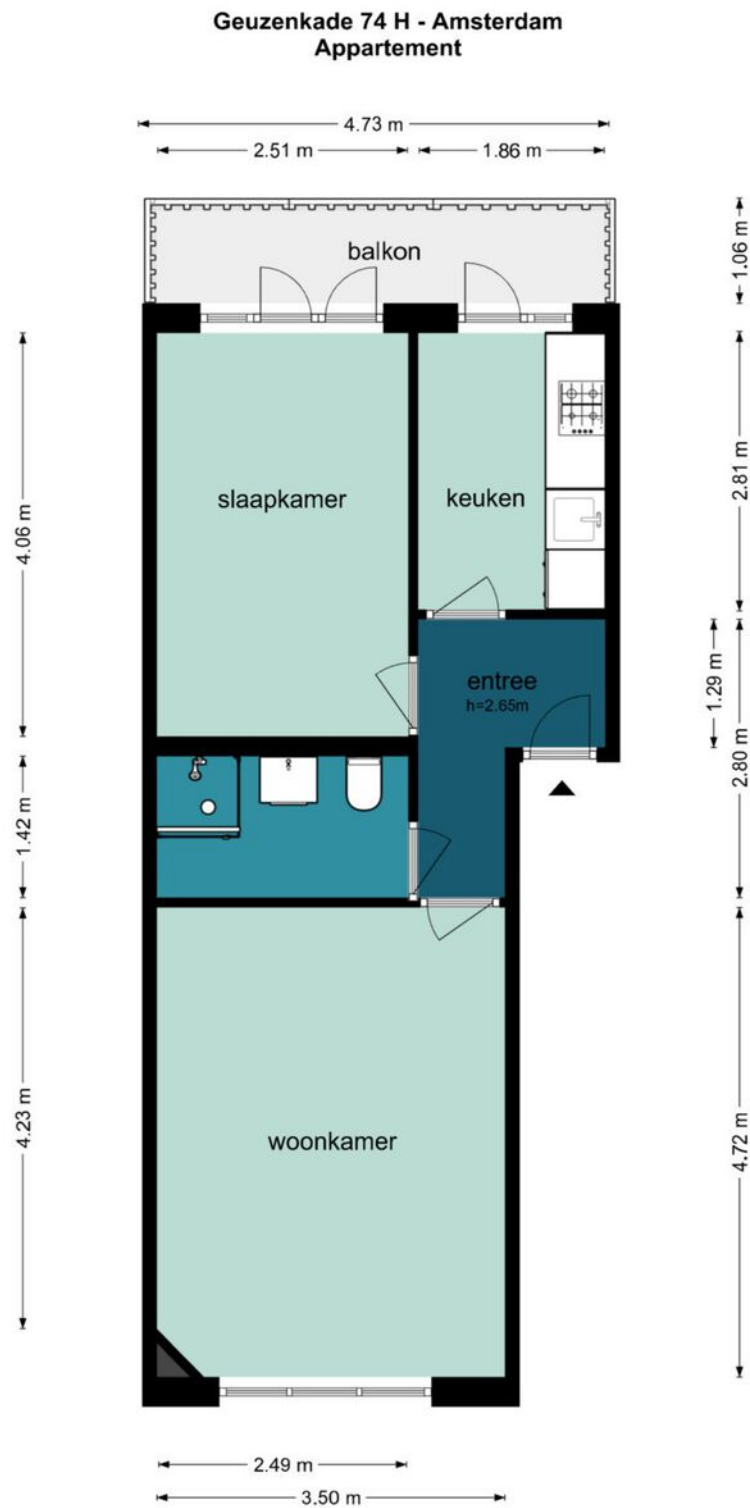
Balcony





Floorplan

GEUZENKADE 74 H

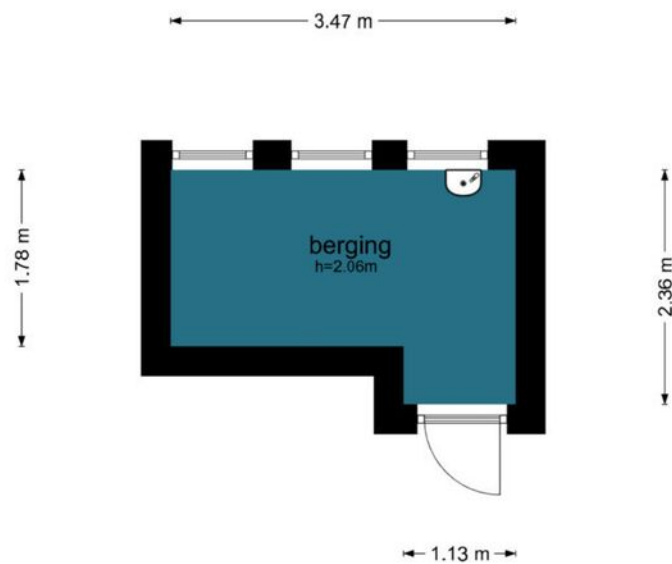


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
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Floorplan

GEUZENKADE 74 H

Geuzenkade 74 H - Amsterdam Berging

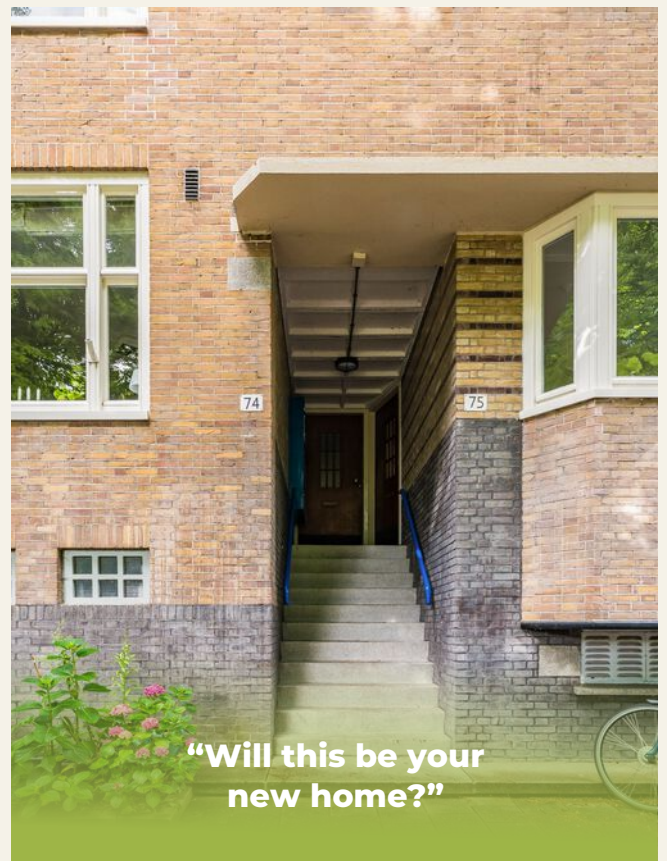
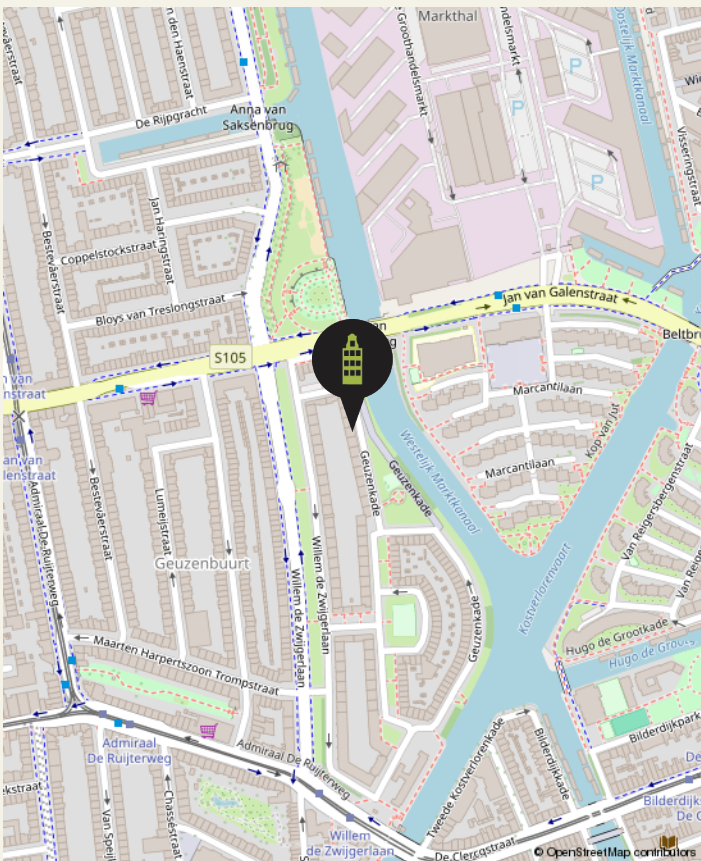
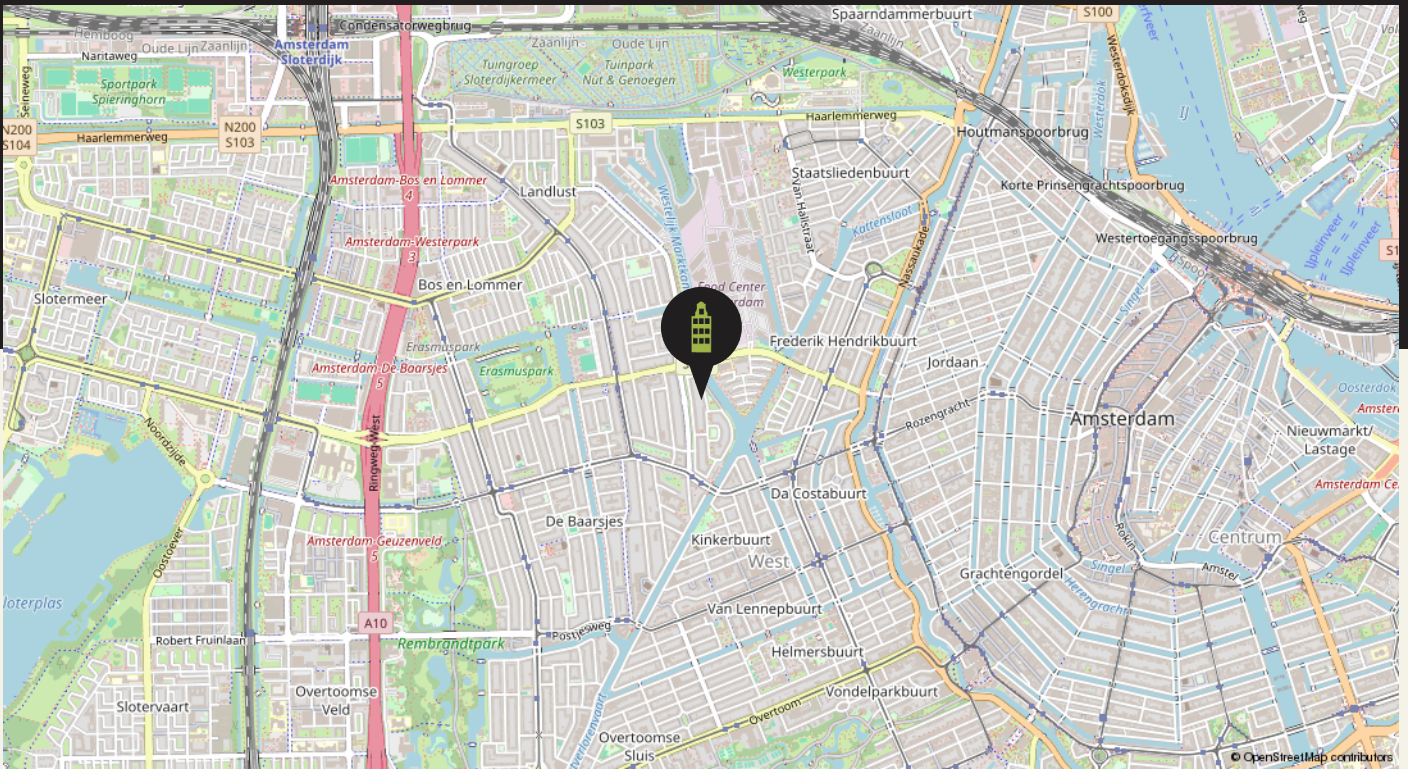


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The location of

GEUZENKADE 74 H

1056 KP AMSTERDAM



"Will this be your
new home?"

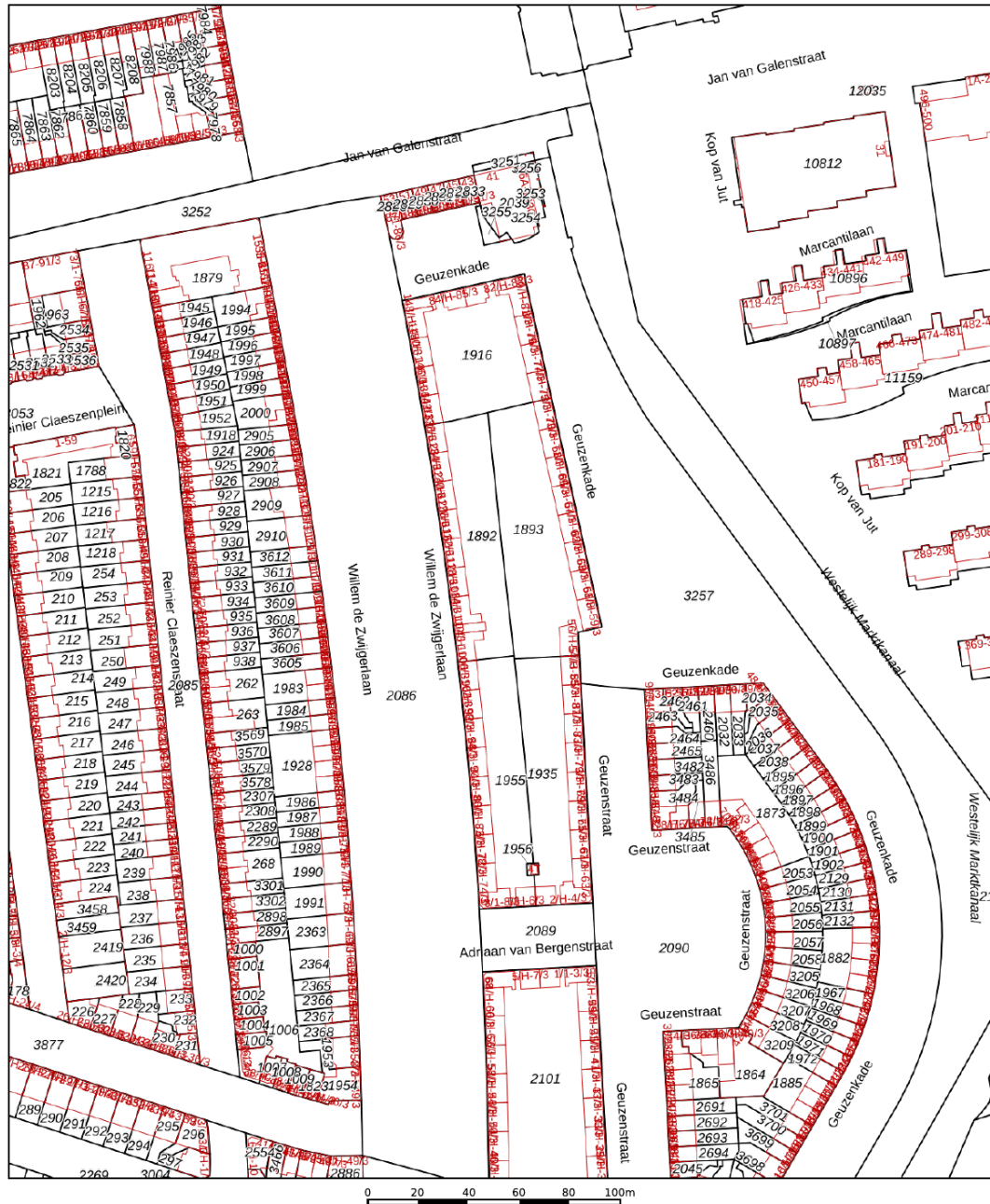


Cadastral map

GEUZENKADE 74 H

Kadastrale kaart

Uw referentie: Anna



12345
25

Deze kaart is noordgericht

Perceelnummer

Huisnummer

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Voor een eensluidend uittreksel, geleverd op 26 juni 2025

De bewaarder van het kadaster en de openbare registers

Schaal 1: 2000

Kadastrale gemeente Sloten Noord-Holland

Sectie L

Perceel 1893

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



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



27 HOUSE REAL ESTATE



Our Team

27 HOUSE REAL ESTATE



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Chief Cuddling Officer

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🌐 www.27huis.nl

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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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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

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Please see our website for full terms of our VBO realtor association.



Notes AND OBSERVATIONS

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