

Amsterdam

Van Reigersbergenstraat 67 H

Price € 420.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

VAN REIGERSBERGENSTRAAT 67 H

- English text below -

Dit lichte en instapklare 2-kamerappartement van ca. 45 m² mét zonnige achtertuin ligt op een toplocatie, vlak bij de Jordaan en het Westerpark.

Het appartement is efficiënt en sfeervol ingedeeld, met een royale slaapkamer aan de voorzijde en een lichte woonkamer met halfopen keuken aan de achterzijde. Vanuit hier loop je direct je eigen achtertuin in, waar je tevens toegang hebt tot een groene gemeenschappelijke binnentuin. Extra praktisch is de ruime berging van ca. 7 m² op zolder.

De ligging is ronduit ideaal: in de directe omgeving vind je tal van winkels, gezellige cafés en restaurants. De Jordaan, met zijn unieke winkeltjes en uitstekende eetgelegenheden, ligt om de hoek. Voor de dagelijkse boodschappen hoef je alleen maar de straat uit. Zin in ontspanning of een wandeling? In de omgeving vind je diverse prachtige parken: het Erasmuspark, Rembrandtpark én Westerpark.

De bereikbaarheid is uitstekend. Openbaar vervoer bevindt zich op loopafstand, met meerdere bus- en tramlijnen richting belangrijke metro- en treinstations. Ook met de fiets of auto ben je snel onderweg; de ring A10 is binnen 10 à 15 minuten bereikbaar.

Indeling:

Via het gezamenlijke trappenhuis bereik je de entree van het appartement op de begane grond. Je stapt direct binnen in de woonkamer, waar de prachtige eikenhouten vloer meteen in het oog springt. Aan de achterzijde kijk je uit op de tuin.

Aan de voorzijde ligt de ruime slaapkamer met uitzicht op een rustige zijstraat. De kamer is groot genoeg voor een kingsize bed en een royale kledingkast en kan worden afgesloten met charmante suitedeuren.

De netjes wit betegelde badkamer is voorzien van een inloopdouche, wastafelmeubel en

toilet en grenst aan de halfopen keuken.

De keuken heeft een praktische hoekopstelling met een houten aanrechtblad en is uitgerust met een ingebouwde vaatwasser, gaskookplaat en combi oven/magnetron. Ook is er ruimte voor een vrijstaande koel-/vriescombinatie en wasmachine.

Vanuit de keuken stap je zo de zonnige achtertuin (zuidoosten) in, waar je heerlijk kunt relaxen en genieten van de rust. Tevens heb je vanuit de achtertuin toegang tot de gemeenschappelijke binnentuin.

Op zolder beschikt de woning over een royale berging van ca. 7 m², voorzien van elektra.

Bijzonderheden:

- Knus en goed onderhouden appartement met een heerlijke tuin!
- Het woonoppervlak van het appartement bedraagt ongeveer 43,8m².
- Tuin op het zuidoosten met een oppervlakte van ongeveer 23m².
- Handige berging op de zolder met een oppervlakte van ongeveer 6,7m².
- Het appartementencomplex is een gemeentelijk monument.
- Door de gehele woning ligt een fraaie eikenhouten vloer.
- Er is een intercominstallatie aanwezig.
- Verwarming en warmwatervoorziening d.m.v. C.V.-ketel (Intergas Kombi Compact HRE, bouwjaar 2011)
- De actieve Vereniging van Eigenaren (VvE) wordt professioneel beheerd door Ymere VvE beheer. De maandelijkse servicekosten bedragen € 184,98.
- Gelegen op erfpacht, eigendom gemeente Amsterdam. De erfpachtcanon is afgekocht t/m 31 december 2045. Vanaf 1 januari 2046 geldt eeuwigdurende erfpacht met een jaarlijkse betaling van de erfpachtcanon.
- Parkeermogelijkheden op de openbare weg, met de mogelijkheid tot het aanvragen van



een parkeervergunning (vergunningsgebied West 7.4 Frederik Hendrik en Hugo de Grootbuurt) via de website van de Gemeente Amsterdam.

Aanvaarding in overleg.

Kortom: een charmant appartement met zonnige tuin op een fantastische locatie, dat direct te betrekken is!

Nieuwsgierig? Wij laten je dit appartement graag zien.

-ENGLISH TEXT-

This bright and move-in ready 2-room apartment of approx. 45 m² with a sunny backyard is located in a prime location, close to the Jordaan and Westerpark.

The apartment is efficiently and attractively laid out, with a spacious bedroom at the front and a bright living room with semi-open kitchen at the rear. From here you step directly into your own backyard, which also gives access to a green communal garden. Extra convenient is the spacious storage room of approx. 7 m² in the attic.

The location is truly ideal: in the immediate vicinity you will find numerous shops, cozy cafés, and restaurants. The Jordaan, with its unique boutiques and excellent dining options, is just around the corner. For daily groceries, you only need to walk to the end of the street. In the mood for relaxation or a walk? In the area you will find several beautiful parks: Erasmuspark, Rembrandtpark and Westerpark.

Accessibility is excellent. Public transport is within walking distance, with multiple bus and tram lines taking you quickly to major metro and train stations. By bike or car you can also get around easily; the A10 ring road can be reached within 10 to 15 minutes.

Layout:

Through the communal staircase you reach the entrance of the apartment on the ground floor. You step directly into the living room, where the beautiful oak wooden floor immediately catches the eye. At the rear you have a view of the garden.



At the front you will find the spacious bedroom with a view of a quiet side street. The room is large enough for a king-size bed and a generous wardrobe and can be closed off with charming ensuite doors.

The neatly white-tiled bathroom is equipped with a walk-in shower, washbasin cabinet, and toilet, and is adjacent to the semi-open kitchen.

The kitchen has a practical corner layout with a wooden countertop and is fitted with a built-in dishwasher, gas hob, and combi oven/microwave. There is also space for a freestanding fridge/freezer and washing machine.

From the kitchen, you step straight into the sunny backyard (southeast), where you can relax and enjoy the peace and quiet. You also have access to the communal garden from the backyard.

In the attic, the property features a spacious storage room of approx. 7 m², equipped with electricity.

Oud 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 around the corner!

Features:

- Cozy and well-maintained apartment with a lovely garden!
- Living area of approx. 44.4 m².
- Southeast-facing garden of approx. 27 m².
- Convenient attic storage room of approx. 7.3 m².
- The apartment complex is a municipal monument.
- Beautiful oak wooden flooring throughout the apartment.
- Intercom system available.
- Heating and hot water via central heating boiler (Intergas Kombi Kompact HRE, built in 2011).
- Active homeowners' association (VvE), professionally managed by Ymere VvE management. Monthly service costs: € 184.98.
- Leasehold, owned by the municipality of Amsterdam. Ground lease canon has been bought off until December 31, 2045. As of January 1, 2046, perpetual leasehold applies with annual ground rent payment.
- Parking on public roads with the possibility to apply for a parking permit (permit area West 7.4 Frederik Hendrik and Hugo de Grootbuurt) via the City of Amsterdam website.
- Delivery in consultation.

In short: a charming apartment with a sunny garden in a fantastic location, ready to move into!

Curious? We would be happy to show you this apartment.



Features

VAN REIGERSBERGENSTRAAT 67 H
1052 SV AMSTERDAM

Construction

Type house	Ground floor apartment
Year of construction	1900
Maintenance inside	Good
Maintenance outside	Good
Energy rating	Monument

Areas and capacity

Living area	Approx 43.80m ²
Capacity	Approx 163.39m ³
Outdoor space	Approx 23m ²
Storage space	Approx 6.70m ²

Layout

Number of rooms	2
Bedrooms	1
Floors	1

Location

Other features

- Ground floor apartment
- Sunny garden facing southeast
- Monumental building
- Storage room





Van
Reigersbergenstraat
67 H





Living
area







Kitchen





**Spacious
bedroom**







**Southeast
Facing
Garden**





Floorplan

VAN REIGERSBERGENSTRAAT 67 H

Reigersbergenstraat 67 HS - Amsterdam
Begane Grond

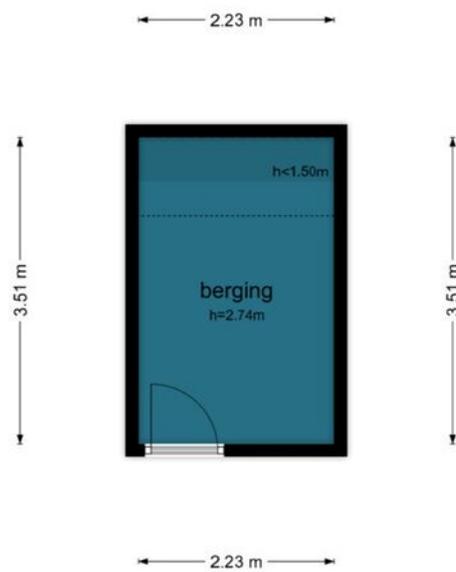


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
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Floorplan

VAN REIGERSBERGENSTRAAT 67 H

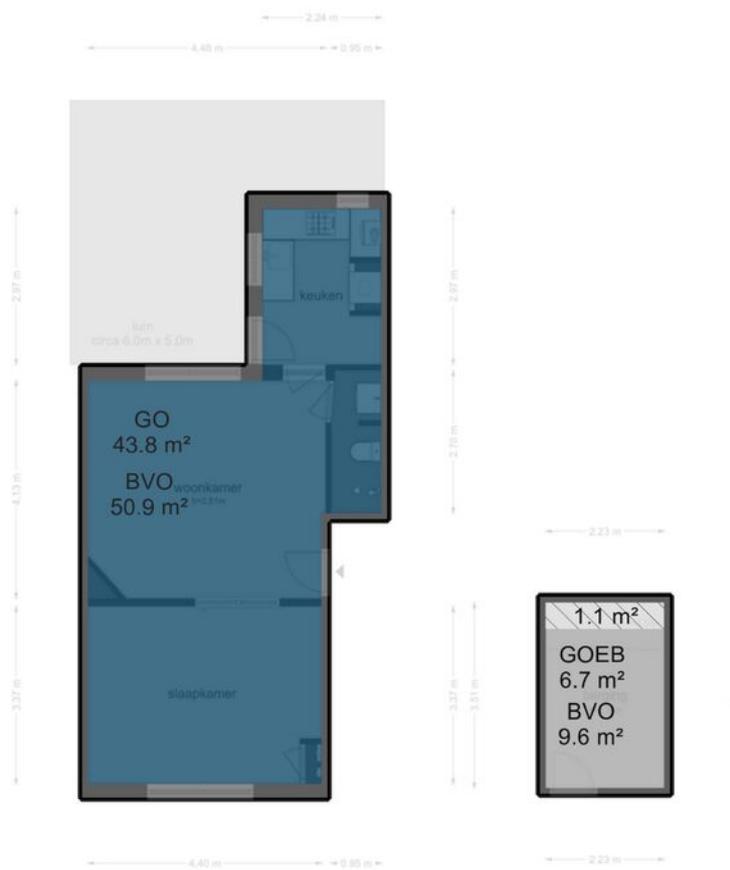
Reigersbergenstraat 67 HS - Amsterdam Berging



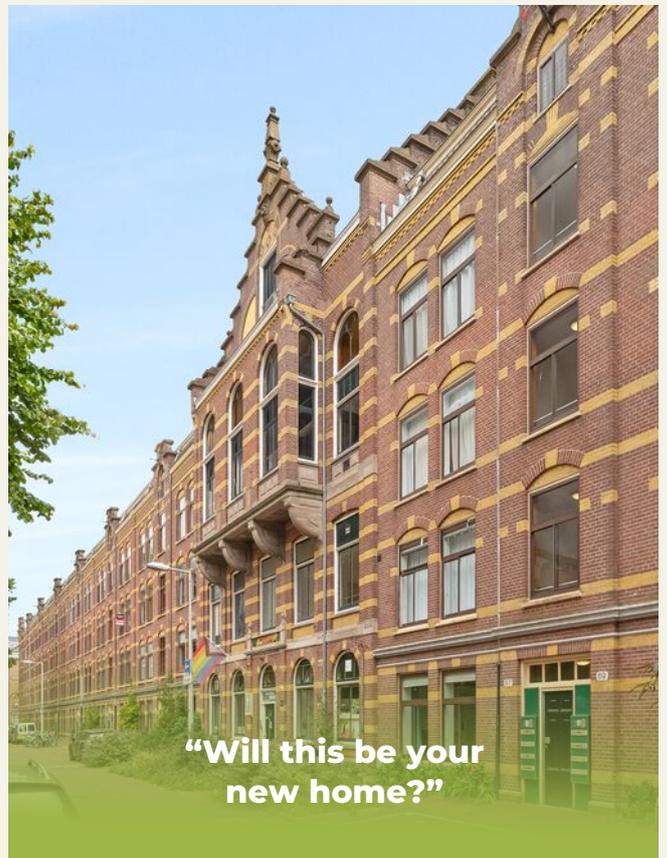
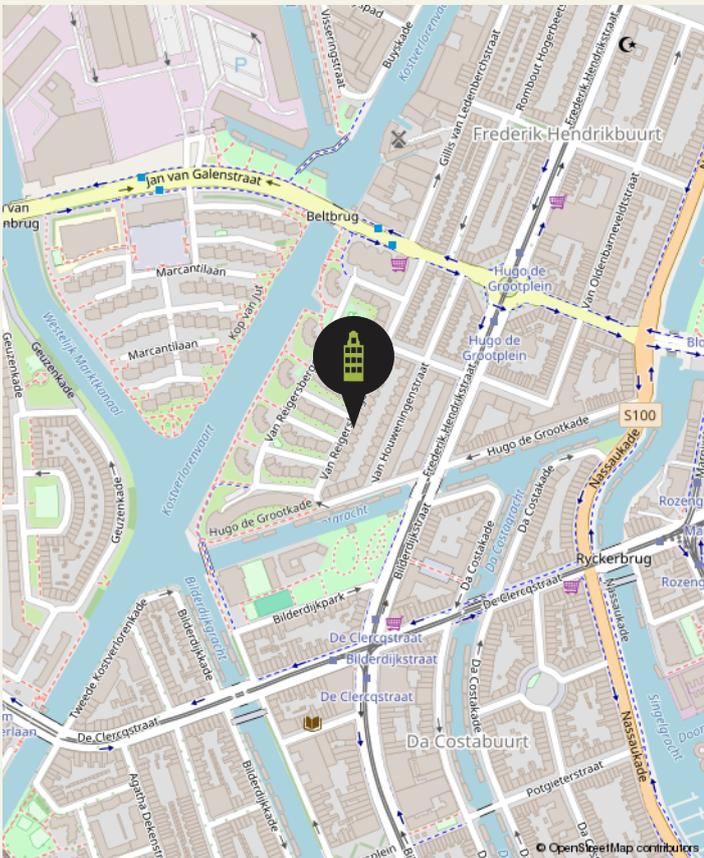
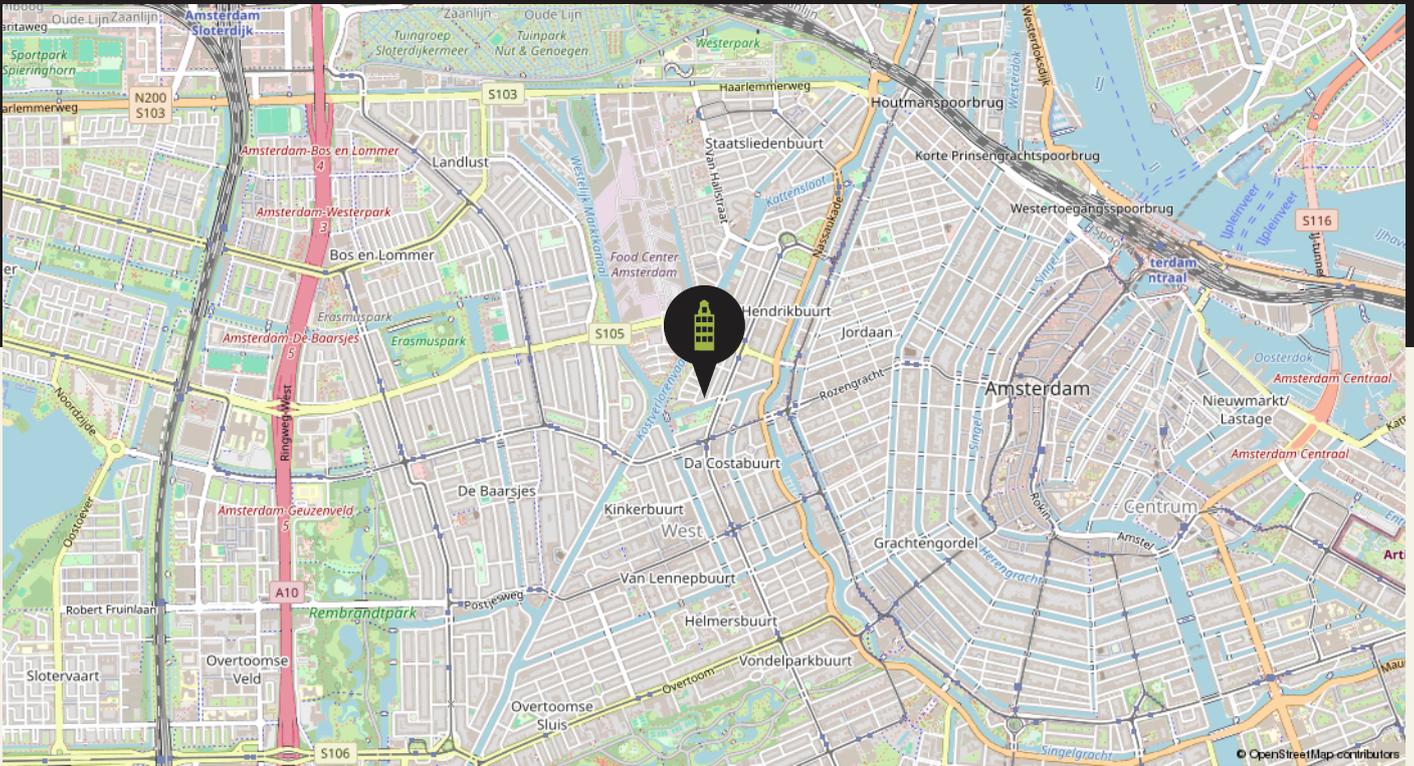
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Floorplan

VAN REIGERSBERGENSTRAAT 67 H



The location of VAN REIGERSBERGENSTRAAT 67 H 1052 SV AMSTERDAM

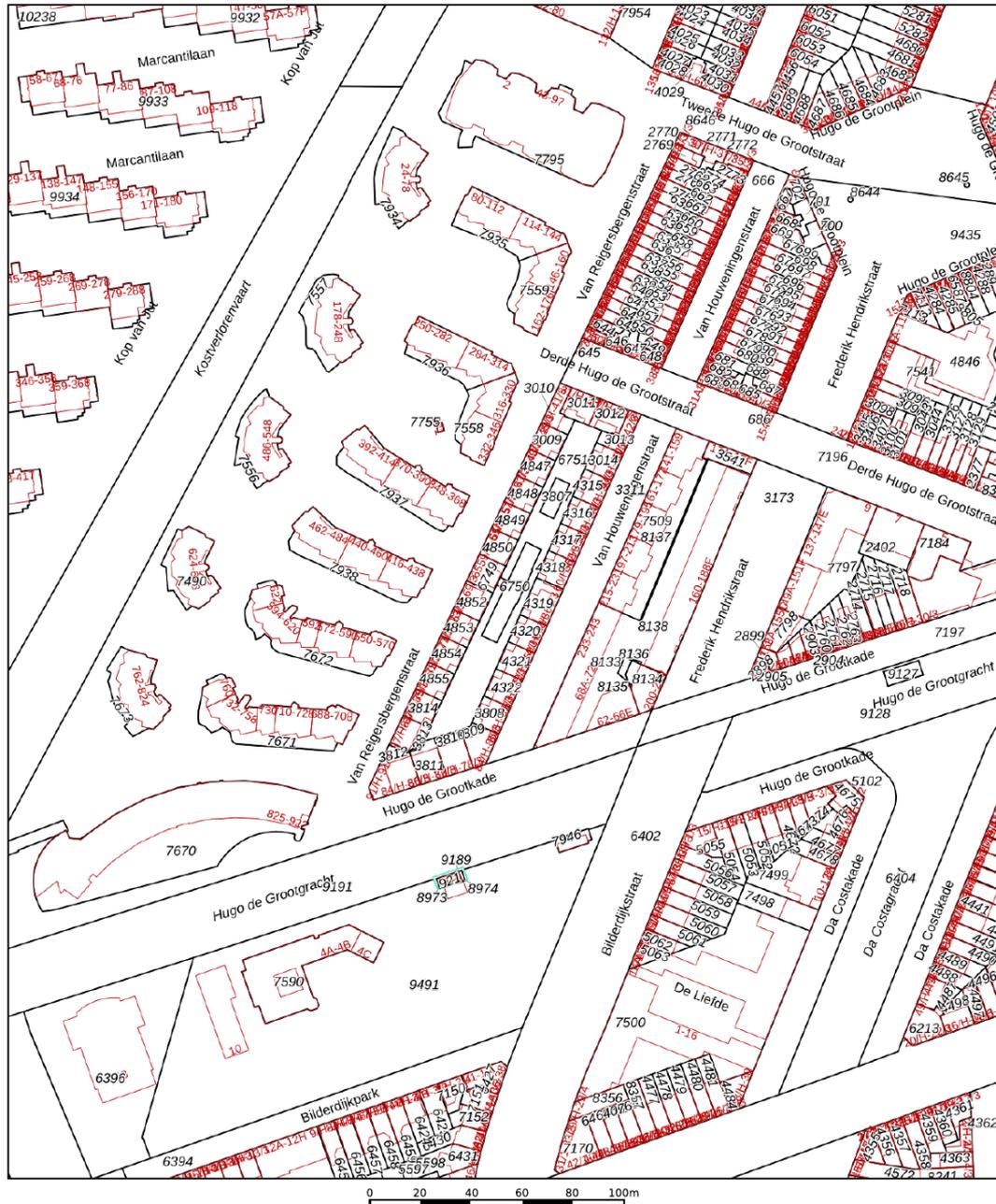


Cadastral map

VAN REIGERSBERGENSTRAAT 67 H

Kadastrale kaart

Uw referentie: rb67



<p>12345 25</p> <p>Deze kaart is noordgericht</p> <p>Perceelnummer</p> <p>Huisnummer</p> <p>Vastgestelde kadastrale grens</p> <p>Voorlopige kadastrale grens</p> <p>Administratieve kadastrale grens</p> <p>Bebouwing</p> <p>Voor een eensluidend uittreksel, geleverd op 25 juli 2025 De bewaarder van het kadaster en de openbare registers</p>	<p>Schaal 1: 2000</p> <p>Kadastrale gemeente Amsterdam</p> <p>Sectie Q</p> <p>Perceel 4317</p> <p>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.</p>	<p>kadaster</p> 
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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



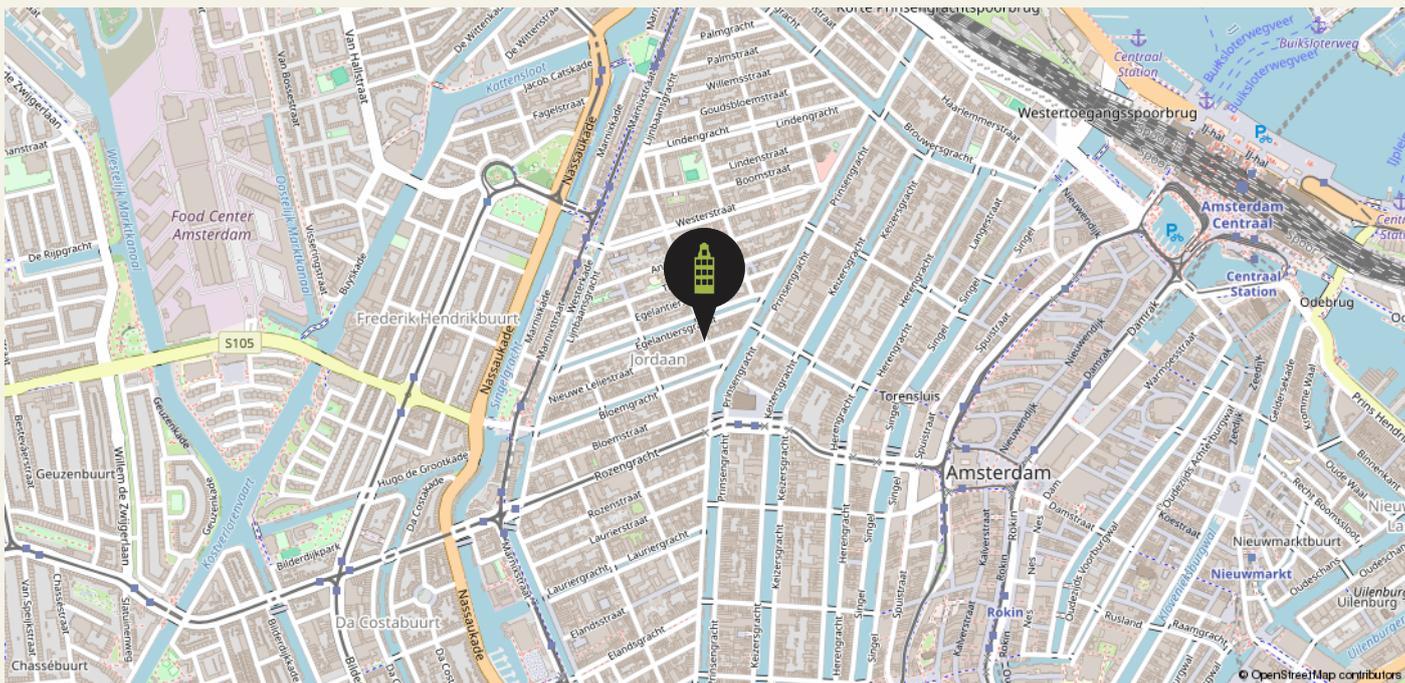
Our Office Location

27 HOUSE REAL ESTATE



Our office

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Our Team

27 HOUSE REAL ESTATE



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27 House
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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.



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

