

Amsterdam

Bloemstraat 43 3

Price € 895.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

BLOEMSTRAAT 43 3

--- English text on next page ---

Licht, ruim en met uitzicht op de Westertoren – wonen in de Jordaan!

Op een toplocatie in hartje Jordaan ligt dit heerlijke, lichte appartement van 115 m², verdeeld over de derde en vierde verdieping. Met een zonnig dakterras en een uniek uitzicht op de iconische Westertoren – vanuit de woonkamer, slaapkamers én zelfs vanuit het bad – is dit een woning die echt bijzonder is.

De Bloemstraat ligt tussen de Bloemgracht en de Rozengracht, midden in een van de meest geliefde buurten van Amsterdam. Hier vind je talloze gezellige cafés, restaurants en bijzondere winkels – alles wat de Jordaan zo charmant maakt, letterlijk om de hoek.

Indeling

Entree op de tweede verdieping met trap naar de derde. Aan de voorzijde bevindt zich de ruime en lichte woonkamer, met grote ramen en dat karakteristieke uitzicht op de Westertoren. De moderne open keuken is voorzien van diverse inbouwapparatuur, waaronder een 6-pits Boretti fornuis met oven – ideaal voor kookliefhebbers.

Aan de achterzijde ligt een ruime slaapkamer met kunststof draai-kiepramen en een wastafel. In de hal vind je een separaat toilet, een aansluiting voor de wasmachine en een handige provisiekast.

Op de vierde verdieping leidt de overloop naar twee slaapkamers en de badkamer. Aan de voorzijde ligt een slaapkamer met walk-in closet en een vrijstaand ligbad op pootjes, van waaruit je direct uitkijkt op de Westertoren – een uniek uitzicht!

De slaapkamer aan de achterzijde heeft een vaste kastenwand en biedt toegang tot het ruime, zonnige dakterras op het Zuiden, waar je heerlijk kunt ontspannen. De badkamer is uitgerust met een inloopdouche, wastafelmeubel en tweede toilet. Op de overloop is een bergruimte met CV-ketel (2024).

Omgeving

Wonen in de Jordaan betekent wonen in een

van de meest sfeervolle en karakteristieke buurten van Nederland. Met de Lindenmarkt, Noordermarkt en De Negen Straatjes op loopafstand, is er altijd iets te beleven. De smalle straatjes, de idyllische grachten en de gezellige sfeer maken dit een buurt waar je nooit meer weg wilt.

Openbaar vervoer vind je in de directe omgeving en Amsterdam Centraal ligt op slechts enkele minuten fietsen. Parkeren kan in de straat en in de buurt. Voor het verkrijgen van een parkeervergunning geldt een wachttijd, kijk voor actuele informatie op de website van de Gemeente Amsterdam.

BIJZONDERHEDEN:

- Woonoppervlakte: ca 115m²
- Bouwjaar: 1905
- Energielabel C
- Gelegen op eigen grond
- Prachtig uitzicht op de Westertoren
- Riant dakterras
- Actieve VvE
- Servicekosten: € 190,60 per maand
- Ouderdoms- en asbestclausule van toepassing
- Notariskeuze aan koper (mits koopakte conform Model Ring en in Amsterdam)

Enthousiast geworden? Bel snel voor een afspraak voor bezichtiging.



Bright, spacious living with iconic Westertoren views – in the heart of the Jordaan

In a prime location in the very heart of the Jordaan, you'll find this bright and inviting 115 m² apartment spread across the third and fourth floors. With a sunny roof terrace and stunning views of the iconic Westertoren – visible from the living room, bedrooms, and even the bathtub – this is truly a unique place to call home.

Bloemstraat is situated between Bloemgracht and Rozengracht, right in one of Amsterdam's most beloved neighbourhoods. Trendy cafés, charming restaurants, and boutique shops are all just around the corner – everything that makes the Jordaan so special is right at your doorstep.

Layout

Entrance on the second floor with stairs leading to the third.

At the front, a spacious and light-filled living room features large windows and that characteristic view of the Westertoren. The modern open-plan kitchen comes equipped with built-in appliances, including a 6-burner Boretti stove with oven – ideal for cooking enthusiasts.

At the rear, you'll find a generous bedroom with tilt-and-turn windows and a washbasin. The hallway includes a separate toilet, a washing machine connection, and a useful storage cupboard.

On the fourth floor, the landing provides access to two bedrooms and the bathroom. At the front is a bedroom with a walk-in closet and a freestanding clawfoot bathtub, offering a direct view of the Westertoren – a truly one-of-a-kind sight!

The rear bedroom features built-in wardrobes and opens onto the spacious, sunny, south facing roof terrace, perfect for relaxing outdoors.

The bathroom includes a walk-in shower,

vanity unit, and a second toilet. A storage room with central heating system (2024) is also located on this floor.

Location

Living in the Jordaan means living in one of the most atmospheric and iconic neighbourhoods in the Netherlands. With Lindenmarkt, Noordermarkt, and The Nine Streets within walking distance, there is always something to enjoy. The narrow streets, picturesque canals, and friendly village-like charm make this an area people fall in love with.

Public transport options are close by, and Amsterdam Central Station is only a few minutes by bike. Parking is available on the street and in the surrounding area. Please note there is a waiting list for a parking permit – for current information, consult the City of Amsterdam website.

Features

- Living area: approx. 115 m²
- Year of construction: 1905
- Energy label C
- Located on freehold land (no ground lease)
- Beautiful views of the Westertoren
- Generous roof terrace
- Active VVE
- Monthly contribution: approx. € 190,60 per month
- Age and asbestos clauses apply
- Choice of notary is up to the buyer, provided that the purchase agreement will be drawn up according to the Ring Amsterdam model and executed in Amsterdam
- Delivery in consultation

Got excited? Call us now to schedule a viewing.



Features

BLOEMSTRAAT 43 3
1016 KW AMSTERDAM

Construction

Type house	Upper floor apartment
Year of construction	1905
Maintenance inside	Good
Maintenance outside	Good
Energy rating	C

Areas and capacity

Living area	Approx 115m ²
Capacity	Approx 368m ³
Outdoor space	Approx 11,6m ²

Layout

Number of rooms	4
Bedrooms	3
Floors	2

Location

De Jordaan in the heart of Amsterdam

Other features

Eigen grond	Freehold land (no lease)
Riant dakterras op het Zuiden met uitzicht op de iconische Westertoren!	Spacious and sunny South-facing roof terrace overlooking the iconic Westertoren!





Heerlijk wonen in
hart van de Jordaan

--

Great apartment in
heart of Jordaan
neighborhood





woonkamer met
veel natuurlijk licht
--
Living room flooded
with natural light





**Keuken met
inbouwapparatuur**
--
**Kitchen with
built-in appliances**





Eten met zicht op
Westertoren
--
Dining with view of
Westertoren





**Kantoor/
logeerkamer
--
Office/guest
bedroom**





**Slaapkamer
met ligbad
--
Master bedroom
with tub**





**Inloopkast
slaapkamer**

--

**Walk-in closet
master bedroom**





**Slaapkamer met
inbouwkast**

--
**Bedroom with
built-in
closet**



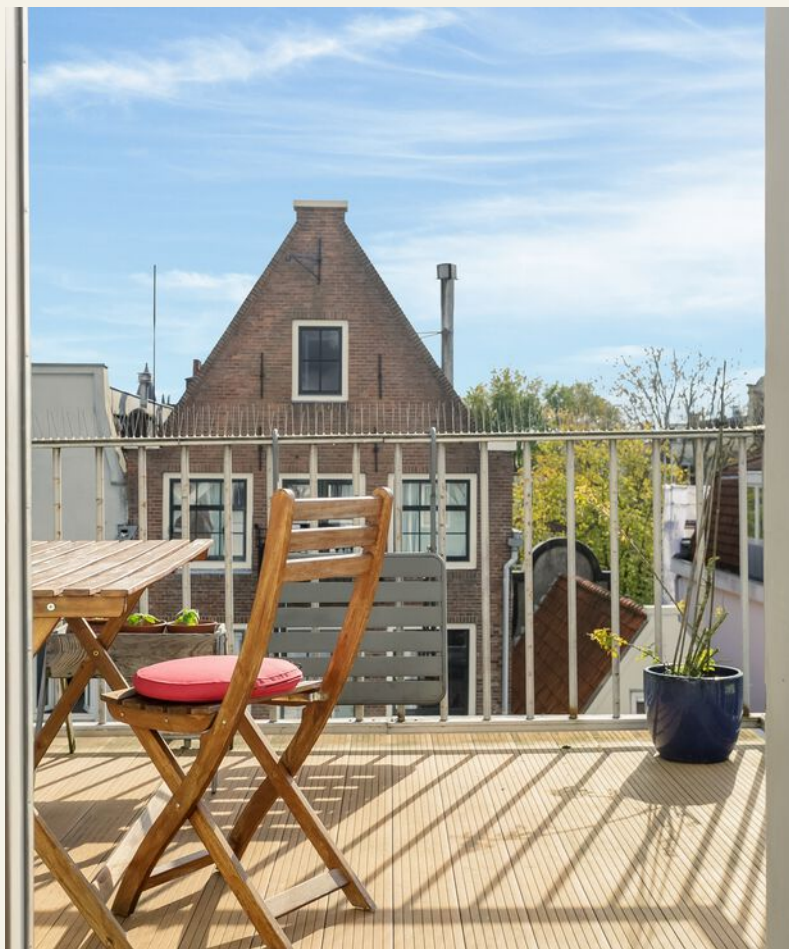
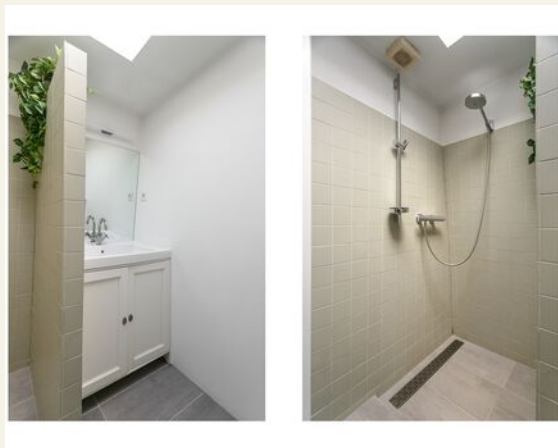


**Fantastisch
uitzicht van
dakterras**

--

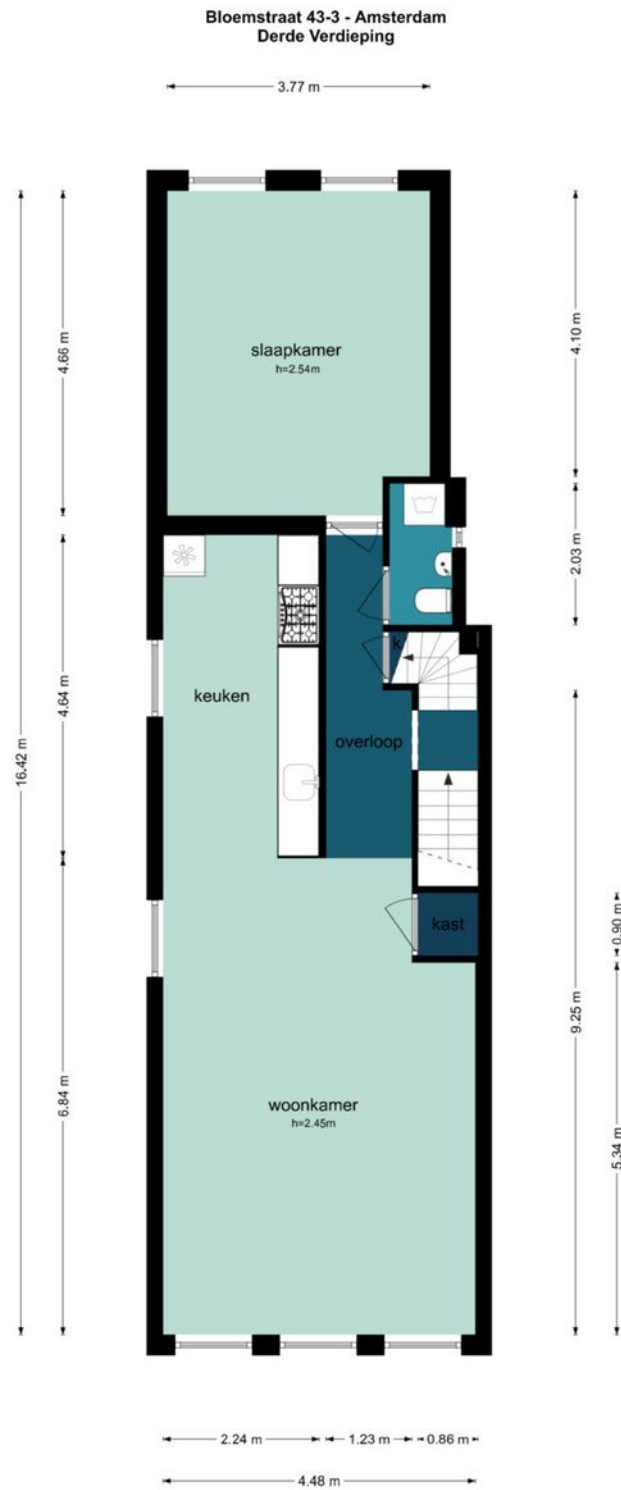
**Roof deck with
fantastic view**





Floorplan

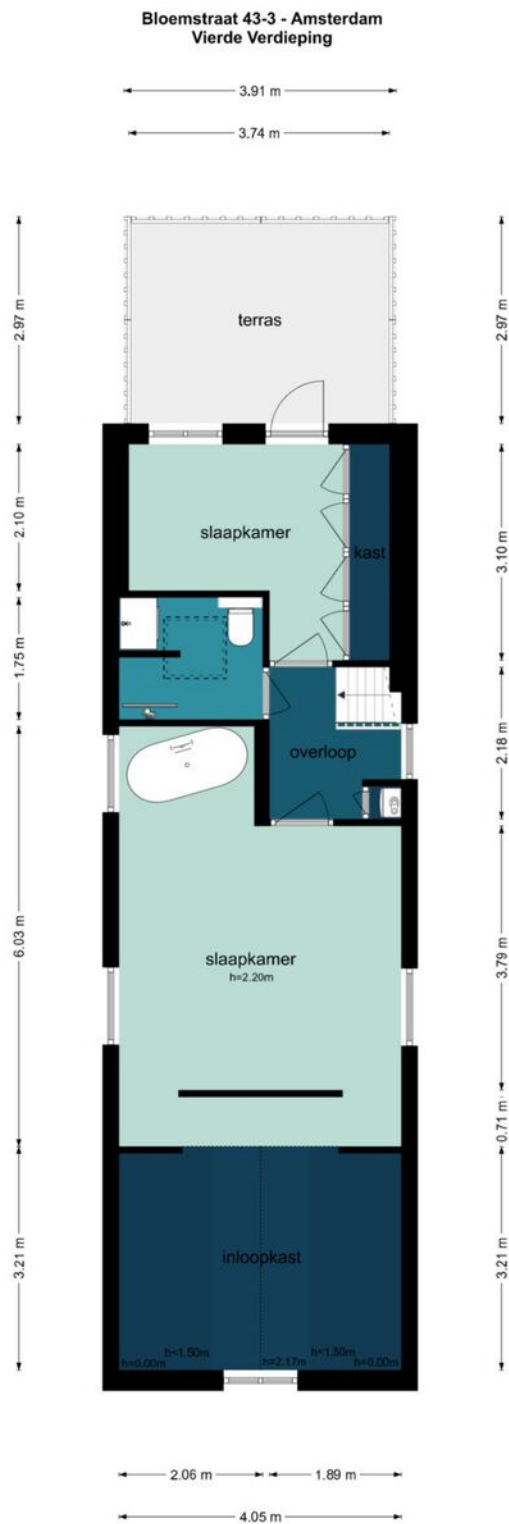
BLOEMSTRAAT 43 3



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

Floorplan

BLOEMSTRAAT 43 3

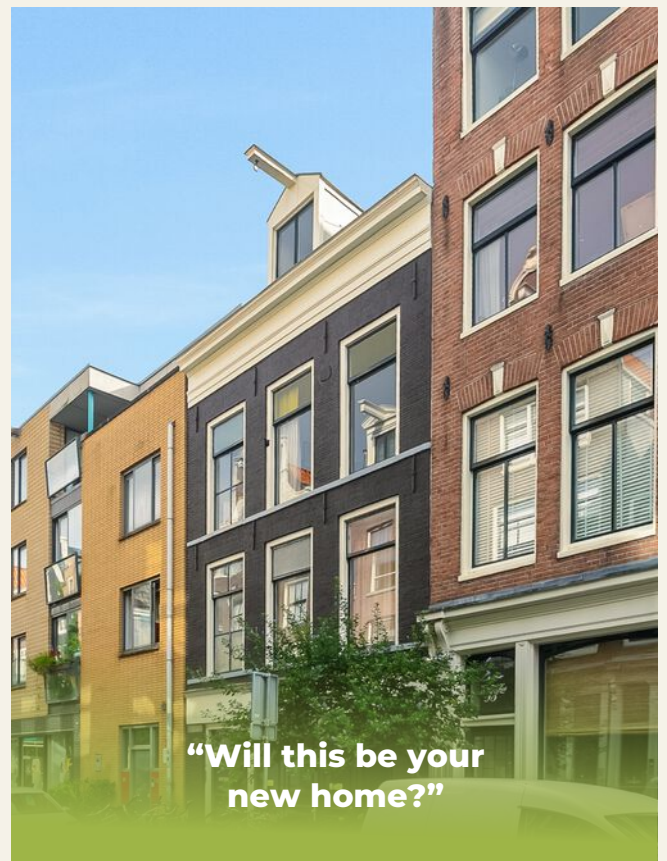
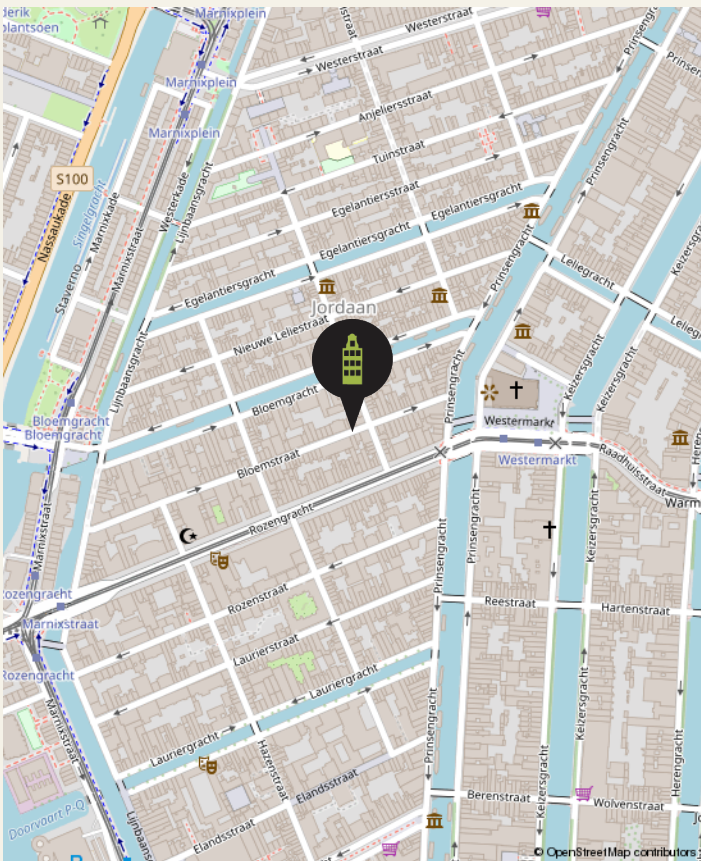
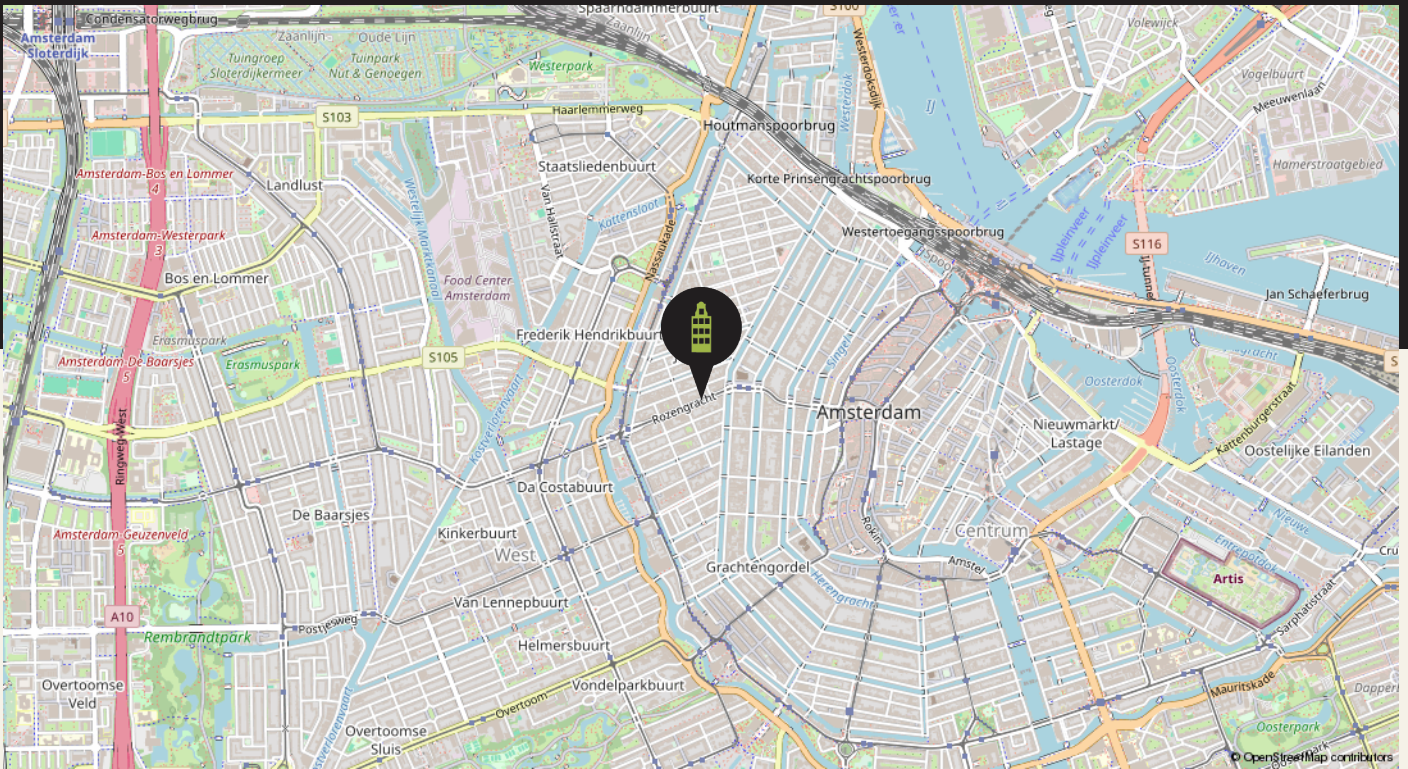


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
Aan de plattegronden kunnen geen rechten worden ontleend.
©www.woningvisueel.nl

The location of

BLOEMSTRAAT 43 3

1016 KW AMSTERDAM



"Will this be your
new home?"



Energie label woningen

Registratienummer
530790713

Datum registratie
14-10-2025

Geldig tot
10-10-2035

Status
Definitief

Deze woning
heeft energielabel

C



Isolatie

1 Gevels	+/-	+	++
2 Gevelpanelen	n.v.t.		
3 Daken	+/-	+	++
4 Vloeren	-	+/-	+
5 Ramen	+/-	+	++
6 Buitendeuren	+/-	+	++

Installaties

7 Verwarming	HR-107 ketel	Verbeteradvies
8 Warm water	Combiketel	Verbeteradvies
9 Zonneboiler	Geen zonneboiler	Verbeteradvies
10 Ventilatie	Natuurlijke ventilatie via ramen en/of roosters	Verbeteradvies
11 Koeling	Geen koeling	
12 Zonnepanelen	Niet aanwezig	Verbeteradvies

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
Bloemstraat 43 3
1016KW Amsterdam
BAG-ID: 0363010000588998

Detailaanduiding

Bouwjaar 1905
Compactheid 1,94
Vloeroppervlakte 115m²

Woningtype
Hoekwoning onder dak



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 Team

27 HOUSE REAL ESTATE



Managing Director

Charles Grayson

charles@27huis.nl



KRMT Agent

Yvonne van Luijk

yvonne@27huis.nl



Rental Team Lead & Buying Agent

Roos Pham

roos@27huis.nl



RM Agent

Mark Zweers

mark@27huis.nl



Buying & Selling Agent

Anna de Groot

anna@27huis.nl



Chief Cuddling Officer

TJ

Contact

📍 27 Huis Makelaars
Nieuwe Leliestraat 27 HS
1015 SJ Amsterdam

☎ 020 - 428 07 21
✉ info@27huis.nl
🌐 www.27huis.nl

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.



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.



Notes AND OBSERVATIONS

[illegible]

27 House

Makelaars
Real Estate

