

Amsterdam

Overtoom 166 - 2

Price € 498.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

OVERTOOM 166 2

- English text below-

Sfeervol 2-kamerappartement met ruime zolderkamer op toplocatie in Oud-West!

Dit netjes onderhouden 2-kamerappartement met ruime zolderkamer is gelegen op een fantastische locatie aan de Overtoom, in het geliefde Amsterdam Oud-West, op steenworp afstand van het Vondelpark.

De woning heeft een woonoppervlakte van circa 60 m², is gelegen op eigen grond en beschikt over een lichte woonkamer met open keuken, een comfortabele slaapkamer, een nette badkamer en een ruime zolderkamer van circa 12 m² op de bovenste verdieping.

Locatie

De ligging is werkelijk ideaal. Binnen enkele minuten wandel je het Vondelpark in, waar rust, groen en sportieve activiteiten samenkomen. Tegelijkertijd bevindt de levendigheid van de stad zich letterlijk om de hoek.

Binnen tien minuten fietsen bereik je onder andere het Concertgebouw, het Rijksmuseum, het Van Gogh Museum, het Leidseplein en de P.C. Hooftstraat. Ook de Zuidas is uitstekend bereikbaar: in circa 15 minuten fiets je er naartoe via het Vondelpark.

Op de Overtoom zelf vind je een breed aanbod aan winkels, supermarkten (zoals Albert Heijn), speciaalzaken, cafés en restaurants – alles binnen handbereik.

Het openbaar vervoer is uitstekend: meerdere trams en bussen stoppen op de Overtoom. Met tramlijn 1 sta je in circa 20 minuten op Amsterdam Centraal en binnen enkele minuten bij station Lelylaan, met een directe treinverbinding naar Schiphol Airport. Met de auto ben je bovendien zo op de ring A10.

Indeling

De entree van de woning bevindt zich op de tweede verdieping. Via de hal betreed je de lichte woonkamer aan de voorzijde, voorzien van een open keuken en drie grote ramen

met uitzicht over de Overtoom. In de hal bevindt zich tevens een separaat toilet met bidet.

De U-vormige keuken is uitgerust met een koel-/vriescombinatie, vaatwasser, combi oven/magnetron, gaskookplaat en RVS afzuigkap.

Aan de rustige achterzijde van de woning ligt de slaapkamer met inbouwkledingkast en directe toegang tot de badkamer. De badkamer is voorzien van een wastafelmeubel en een inloopdouche. Op de overloop van het trappenhuis bevindt zich een vaste kast met onder andere de meterkast.

Op de vierde en tevens bovenste verdieping ligt de ruime zolderkamer aan de achterzijde. Hier bevinden zich de C.V.-ketel, de aansluitingen voor wasmachine en droger en een wastafelmeubel. Deze ruimte is ideaal als werk-, logeer- of hobbykamer.

Bijzonderheden

- Woonoppervlakte ca. 59,5 m²;
- Zolderkamer ca. 11,6 m²;
- Gelegen op eigen grond (geen erfpacht);
- Verwarming en warm water via Intergas C.V.-ketel (2012);
- Voorzien van eikenhouten vloer en dubbel glas in houten kozijnen;
- Energielabel B;
- Actieve VvE, wordt in eigen beheer gevoerd. Servicekosten € 125,- per maand;
- Geen zelfbewoningsclausule van toepassing.

Is je interesse gewekt?

Wij maken graag een afspraak voor een bezichtiging – dit fijne appartement laat zich het beste in het echt ervaren.

Vraagprijs € 498.000,- k.k.

De tussen verkoper en koper gesloten koopovereenkomst komt pas tot stand indien beide partijen schriftelijk de koopakte hebben ondertekend.

Aanvaarding per direct.



ENGLISH TEXT

Atmospheric 2-room apartment with spacious attic room in a prime location in Oud-West!

This nicely maintained 2-room apartment with a spacious attic room is located in a fantastic spot on the Overtoom, in the highly sought-after Amsterdam Oud-West area, just a stone's throw from the Vondelpark.

The apartment has a living area of approximately 60 m², is situated on freehold land and features a bright living room with open kitchen, a comfortable bedroom, a neat bathroom and a spacious attic room of approximately 12 m² on the top floor for storage and more options.

Location

The location is truly ideal. Within just a few minutes you can walk straight into the Vondelpark, where peace, greenery and sporting activities come together. At the same time, the vibrancy of the city is literally around the corner.

Within ten minutes by bike you can reach, among others, the Concertgebouw, the Rijksmuseum, the Van Gogh Museum, Leidseplein and the P.C. Hoofstraat. The Zuidas business district is also easily accessible: approximately a 15-minute bike ride via the Vondelpark.

On the Overtoom itself you will find a wide range of shops, supermarkets (such as Albert Heijn), specialty stores, cafés and restaurants – all within easy reach.

Old West was named the "Ninth coolest neighborhood in the WORLD", according to the sixth annual ranking by Time Out

Magazine! The ranking called Oud West a "hip, cozy, and creative area" with "a unique blend of Dutch heritage and international energy." Vondelpark around the corner!

Public transport connections are excellent: several trams and buses stop on the Overtoom. With tram line 1 you can reach Amsterdam Central Station in approximately 20 minutes and within a few minutes you can reach Lelylaan Station, which offers a direct train connection to Schiphol Airport. By car, the A10 ring road is also easily accessible.

Layout

The entrance to the apartment is located on the second floor. Via the hallway you enter the bright living room at the front, featuring an open kitchen and three large windows with views over the Overtoom. The hallway also provides access to a separate toilet with bidet. The U-shaped kitchen is equipped with a fridge/freezer combination, dishwasher, combination oven/microwave, gas hob and stainless steel extractor hood.

At the quiet rear of the apartment is the bedroom with built-in wardrobe and direct access to the bathroom. The bathroom is fitted with a washbasin cabinet and a walk-in shower.

On the landing of the stairwell there is a fixed cupboard, which includes the meter cupboard.

On the fourth and top floor is the spacious attic room at the rear offering numerous functions such as a home office, guest room or hobby room as well as storage. This room houses the central heating boiler, the connections for a washing machine and dryer, and a washbasin with cabinet.



Details

- Living area approx. 59.5 m²;
- Attic room approx. 11.6 m² (not included in the 59.5m² official living space size);
- Situated on freehold land (no ground lease!);
- Heating and hot water via Intergas central heating boiler (2012);
- Fitted with oak wooden flooring and double glazing in wooden window frames;
- Energy label B;
- Active Owners' Association (VvE), managed internally. Service charges €125 per month;
- Non-owner-occupancy clause applies.

Has your interest been piqued?

We would be happy to arrange a viewing – this lovely apartment is best experienced in person.

Asking price € 498.000,-- k.k.

The purchase agreement concluded between the seller and the buyer will not be concluded until both parties have signed the deed of sale in writing.



Features

OVERTOOM 166 2

1054 HP AMSTERDAM

Construction

Type house Apartment

Year of construction 1885

Maintenance inside Good

Maintenance outside Good

Energy rating B

Areas and capacity

Living area Approx 59.50m²

Capacity Approx 188.06m³

Storage space Approx 11.60m²

Layout

Number of rooms 2-3

Bedrooms 1

Floors 1 + attic room

Location

Old West Near Vondelpark

Other features

- Eigen Grond / NO Land Lease!

- Energy Rating: B







Open
Living Space









**Spacious
Bedroom**

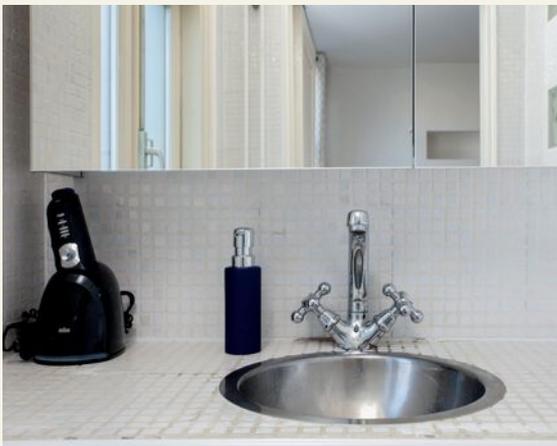
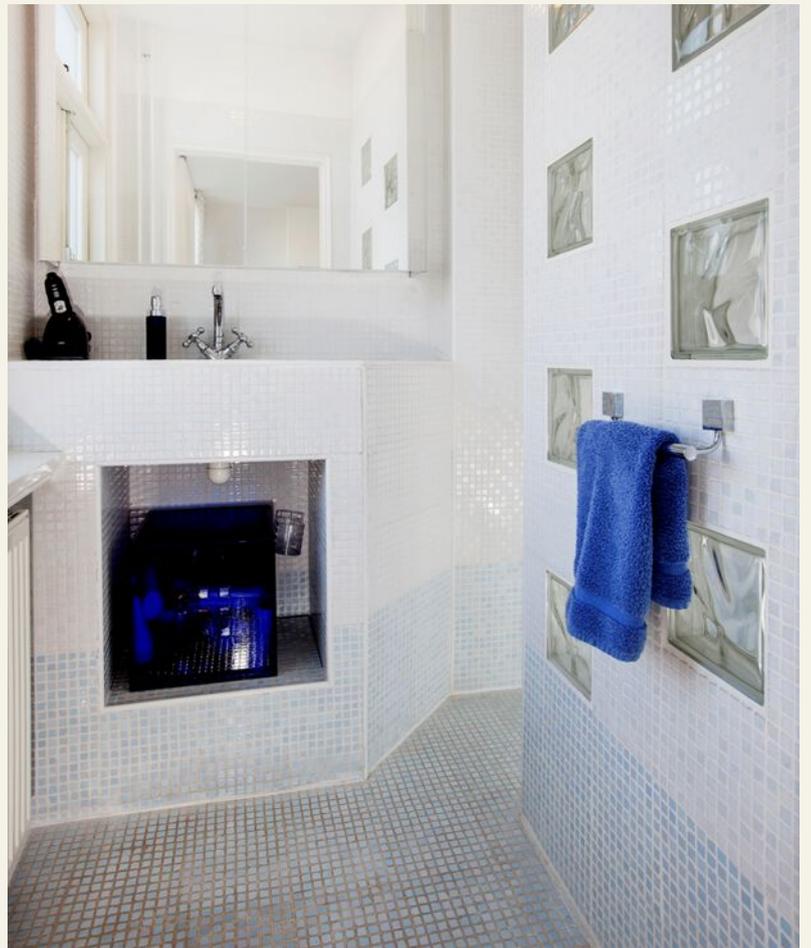




**Bonus room
in attic**







Floorplan

VERTOOM 166 2

Overtoom 166-II - Amsterdam Tweede Verdieping

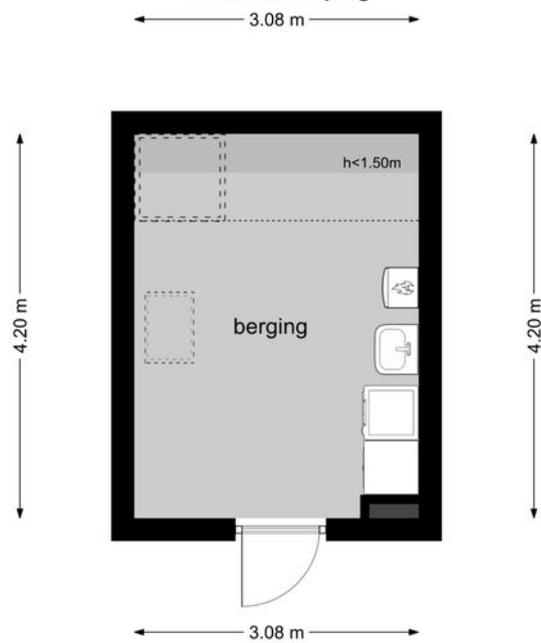


Aan de plattegronden kunnen geen rechten worden ontleend ©

Floorplan

OVERTOOM 166 2

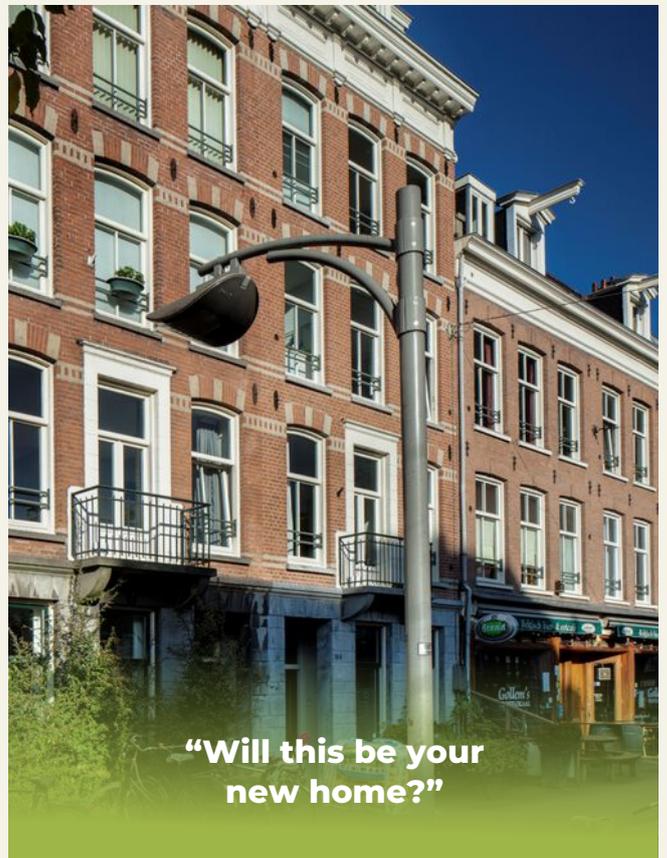
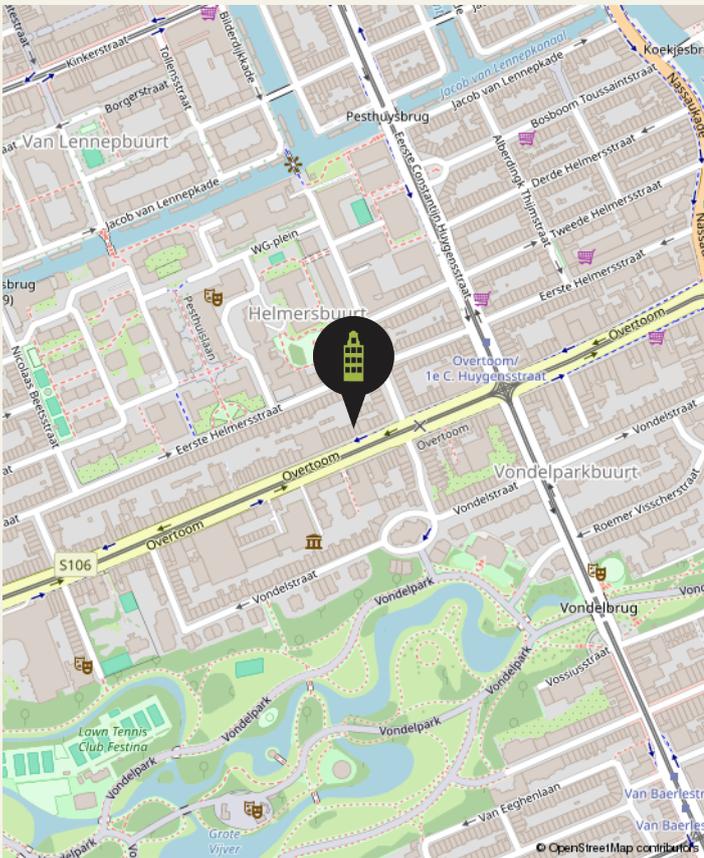
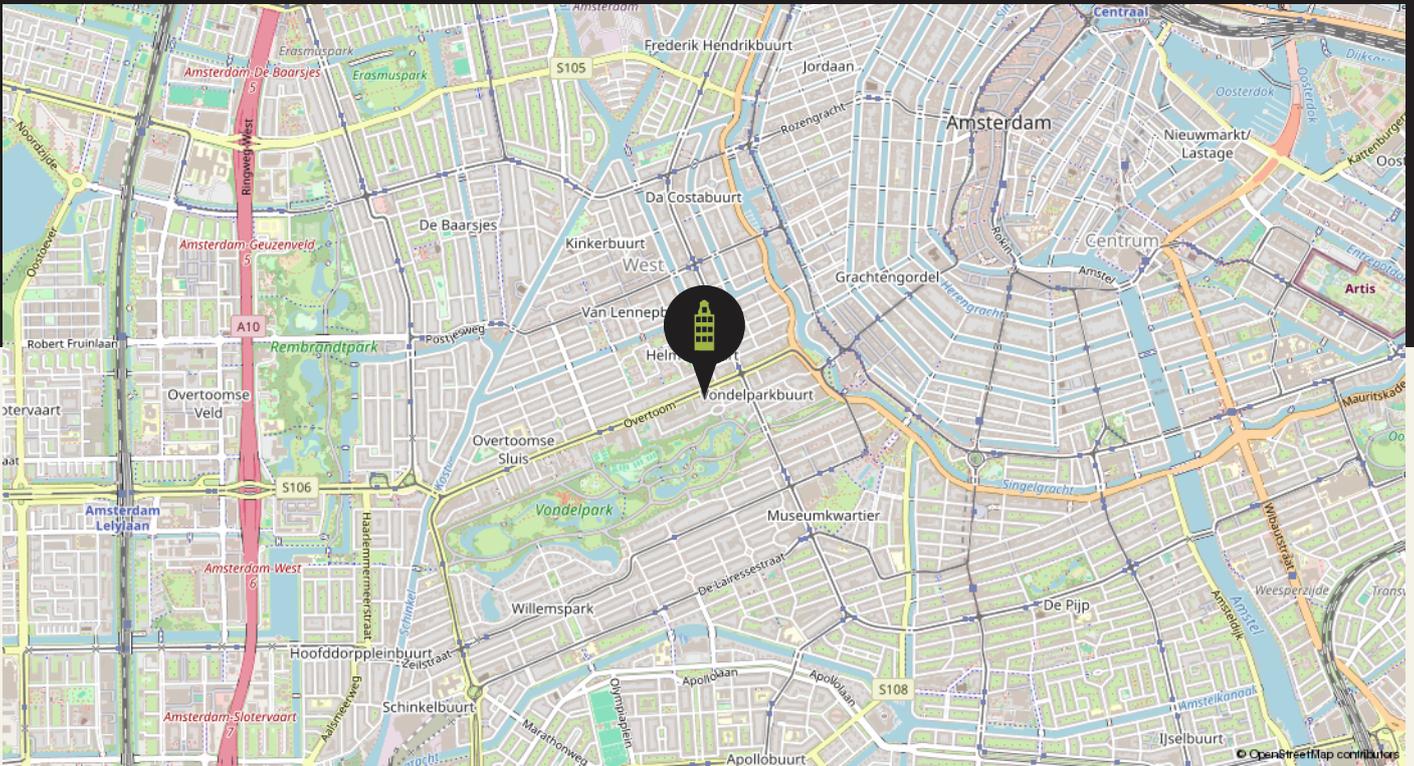
Overtoom 166-II - Amsterdam Vierde Verdieping



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The location of OVERTOOM 166 2 1054 HP AMSTERDAM



Energy label

OVERTOOM 166 2

Energie label woningen

Registratienummer
156335529

Datum registratie
20-01-2026

Geldig tot
20-01-2036

Status
Definitief

Deze woning heeft energielabel **B**



Isolatie		Installaties	
1 Gevels	+/- + ++	7 Verwarming	HR-107 ketel Verbeteradvies
2 Gevelpanelen	n.v.t.	8 Warm water	Combiketel Verbeteradvies
3 Daken	n.v.t.	9 Zonneboiler	Geen zonneboiler
4 Vloeren	n.v.t.	10 Ventilatie	Natuurlijke ventilatie via ramen en/of roosters Verbeteradvies
5 Ramen	+ ++	11 Koeling	Geen koeling
6 Buitendeuren	+ ++	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
Overtoom 166 2
1054HP Amsterdam
BAG-ID: 0363010000768660

Detailaanduiding

Bouwjaar 1885
Compactheid 0,83
Vloeroppervlakte 60m²

Woningtype
Tussenwoning op
tussenverdieping



U kunt de geldigheid van dit energielabel controleren op www.ep-online.nl/ControlerenEchtheid

Opnamedetails

Naam
M.T. Meijer

Vakbekwaamheidsnummer
55151646

Certificaathouder
ImmoCert

Inschrijfnummer
EPG2016-45

KvK-nummer
93464592

Certificerende instelling
EPG-Certificering

Soort opname
Basisopname



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

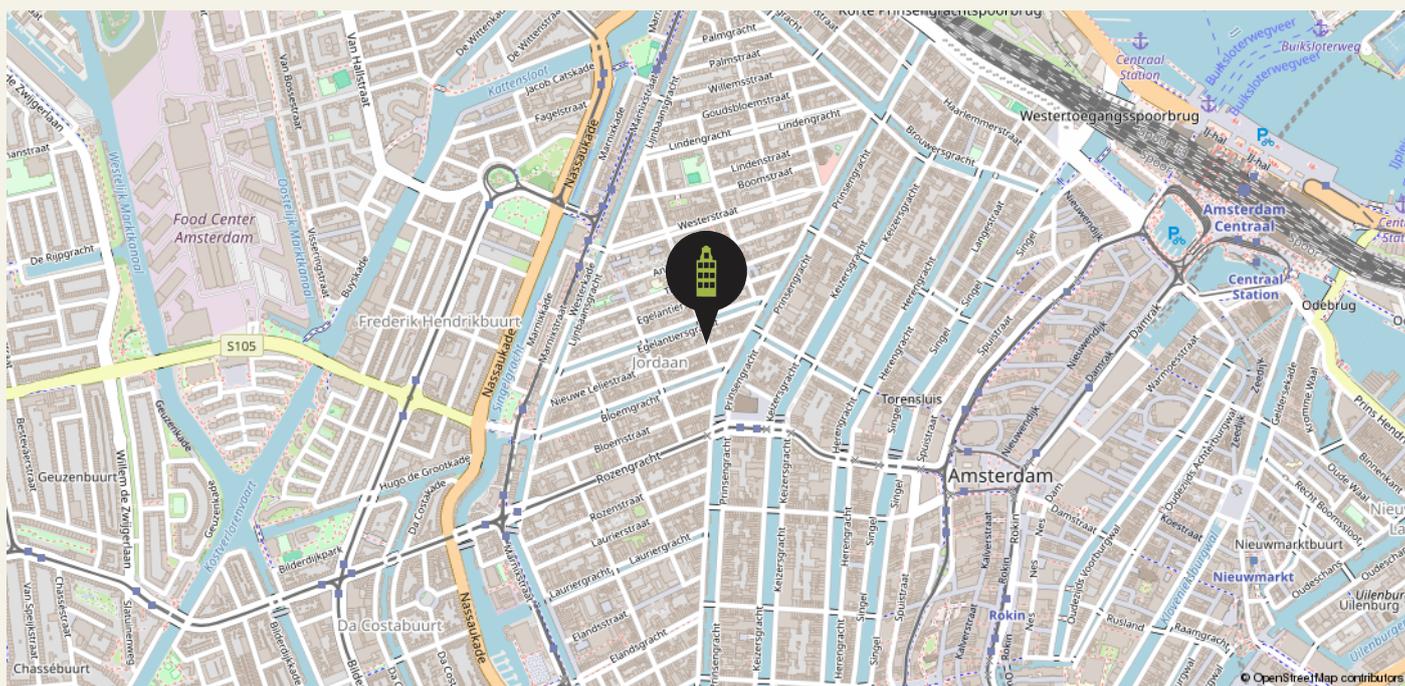
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- 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



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



KRMT Agent

Anna de Groot

anna@27huis.nl



RM Agent

Renate Holdinga



Rental Agent

Maria Han



Chief Cuddling Officer

T.J.

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.



27 House Makelaars Real Estate

