

Amsterdam

Hoofdweg 348 - 3

Price € 450.000,- k.k.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

HOOFDWEG 348 3

--- English text below ---

Wonen op de top – sfeer, licht en karakter in De Baarsjes

Stel je voor: wonen op de hoogste woonverdieping, met een ruim balkon op het oosten waar je iedere ochtend de dag goed begint. Dit charmante appartement van circa 57 m² heeft bovendien een eigen zolderkamer boven de woonkamer – ideaal als werkplek, atelier of logeerkamer.

Het pand is een prachtig voorbeeld van de Amsterdamse School, met een kenmerkende brede raampartij over de volledige voorgevel en mooie paneeldeuren die de sfeer van de woning nog eens extra onderstrepen.

Via het nette gemeenschappelijke trappenhuis kom je op de derde verdieping, waar deze fijne woning op je wacht. Vanuit de centrale hal zijn alle ruimtes bereikbaar. Aan de voorzijde tref je een royale, lichte woonkamer met twee diepe inbouwkasten – handig voor wie altijd nét iets meer opbergplek kan gebruiken. Aan de achterzijde bevindt zich de ruime slaapkamer, eveneens voorzien van inbouwkasten, met openslaande deuren naar het balkon.

De keuken is goed uitgerust met een 4-pits gaskookplaat, afzuigkap, oven, vaatwasser en een losse koelkast met vriesvak. Vanuit de keuken heb je ook direct toegang tot het balkon. In de afgesloten kast op het balkon is de aansluiting voor wasmachine en droger, én de cv-ketel (2017).

De badkamer is in 2022 volledig vernieuwd en ademt een moderne, verzorgde sfeer: een ligbad met regen- en handdouche, een mooi wastafelmeubel en een hangend toilet.

Op de vierde verdieping is de eigen zolderkamer – momenteel in gebruik als werkruimte, maar volledig naar eigen smaak in te richten.

Bijzonderheden:

- Woonoppervlakte: ca. 57 m²
- Moderne badkamer (2022)
- Energielabel F
- Bouwjaar 1927
- VvE heeft toestemming verleend voor aanleg dakterras
- Eigen werkkamer op de 4e verdieping
- Erfpachtcanon afgekocht tot 16-01-2064
- Gemeentelijk monument
- Actieve VvE met MJOP
- Maandelijkse bijdrage: ca € 100,-
- Asbest- en ouderdomsclausule van toepassing
- Keuze notaris voor koper, mits in Amsterdam en volgens Amsterdams Ringmodel

Ligging:

De Hoofdweg is een groene, brede straat in stadsdeel West, midden in de bruisende Baarsjes. De buurt staat bekend om zijn gezellige horeca en goede voorzieningen: van koffietentjes en bruine kroegen tot levendige markten en supermarkten. De Ten Katemarkt is op slechts vijf minuten fietsen, en het Rembrandtpark ligt praktisch om de hoek – ideaal voor een frisse ochtendloop of een relaxte middag in het groen.

Qua bereikbaarheid scoort de locatie uitstekend: op de Hoofdweg stoppen meerdere bus- en tramlijnen richting Amsterdam Centraal, Zuid WTC, Sloterdijk en Lelylaan. Met de auto ben je binnen enkele minuten op ringweg A-10 via afrit S105 of S106.

ENGLISH TEXT

Living at the top – charm, light and character in De Baarsjes

Imagine living on the top residential floor, with a spacious east-facing balcony to greet every morning. This charming apartment of approximately 57 m² also features its own



attic room above the living room – perfect as a home office, studio or guest room.

The building is a fine example of the Amsterdam School architectural style, with a distinctive wide window front across the full facade and elegant panel doors that further accentuate the character of the property.

Layout

The well-maintained communal staircase leads up to the third floor, where this lovely apartment awaits. All rooms are accessible from the central entrance hall.

At the front, you will find a generous, light-filled living room with two deep built-in wardrobes – ideal for those who appreciate ample storage space. At the rear is the spacious bedroom, also fitted with built-in wardrobes, with French doors opening onto the balcony.

The kitchen is well-equipped with a 4-burner gas hob, extractor hood, oven, dishwasher and a freestanding fridge-freezer. The kitchen also provides direct access to the balcony. The enclosed storage cupboard on the balcony houses the connections for the washing machine and dryer, as well as the central heating boiler (2017).

The bathroom was fully renovated in 2022 and has a modern, well-finished feel: a bath with both a rain shower and hand shower, a vanity unit and a wall-hung toilet.

On the fourth floor you will find the private attic room – currently used as a study, but entirely adaptable to suit your own needs.

Features

- Living area: approx. 57 m²
- Modern bathroom (2022)
- Energy label F

- Year of construction: 1927
- Owners' association (VvE) has granted permission for the construction of a rooftop terrace (approx. xx m²)
- Private study on the 4th floor
- Ground lease (erfpacht) bought off until 16 January 2064
- Municipal listed building (gemeentelijk monument)
- Active owners' association (VvE) with long-term maintenance plan (MJOP)
- Monthly service charge: approx. € 100
- Asbestos and age clause applicable
- Buyer's choice of notary, provided the notary is based in Amsterdam and works in accordance with the Amsterdam Ring Model

Location

The Hoofdweg is a green, spacious street in Amsterdam West, right in the heart of the vibrant Baarsjes neighbourhood. The area is known for its lively cafés and restaurants, as well as excellent everyday amenities – from cosy coffee bars and traditional Dutch brown cafes to bustling markets and supermarkets. The Ten Katemarkt is just a five-minute cycle away, and the Rembrandtpark is virtually around the corner – perfect for a morning run or a relaxed afternoon outdoors.

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 & Rembrandtpark around the corner!

The property is excellently connected by public transport: several bus and tram routes on the Hoofdweg provide direct links to Amsterdam Centraal, Zuid WTC, Sloterdijk and Lelylaan. By car, the A-10 ring road is just a few minutes' drive via exits S105 and S106.



Features

HOOFDWEG 348 3
1056 DC AMSTERDAM

Construction

Type house	Apartment
Year of construction	1927
Maintenance inside	Good
Maintenance outside	Good
Energy rating	F

Areas and capacity

Living area	Approx - 57m ²
Capacity	Approx - 199m ³
Outdoor space	Approx - 5,5m ²
Storage space	Approx - 6,1m ²

Layout

Number of rooms	2
Bedrooms	1

Location

De Baarsjes	Amsterdam West
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Other features

Style	Built in the Amsterdam School style and designated as a municipal monument
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Abundance of light due to large windows in living room





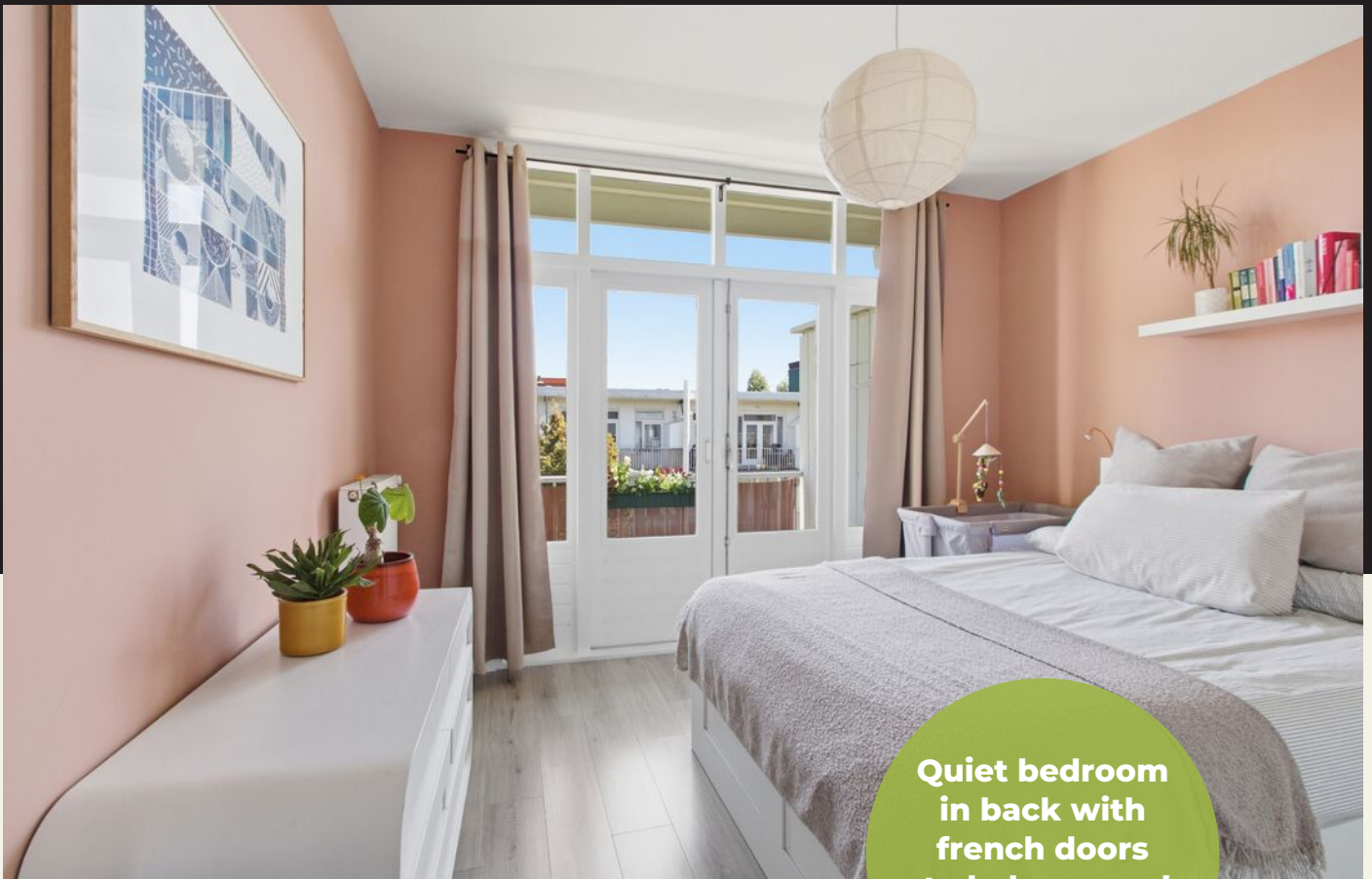
Dinig area
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Two built-in closets
with ample storage
space





Half open kitchen with access to balcony





Quiet bedroom
in back with
french doors
to balcony and
built-in closets



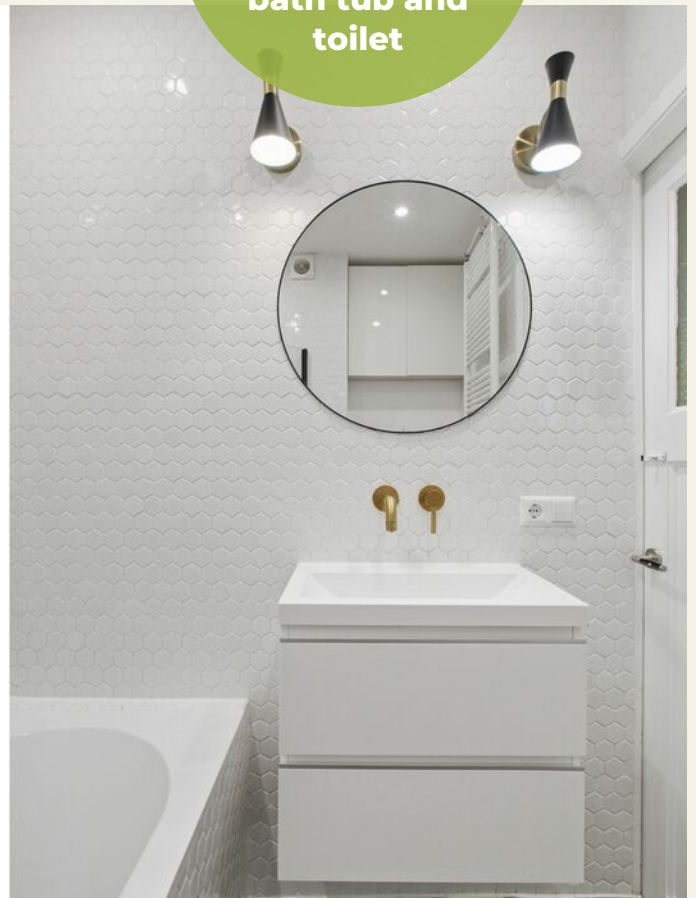


**Sunny Balcony
with two
built-in
closets**



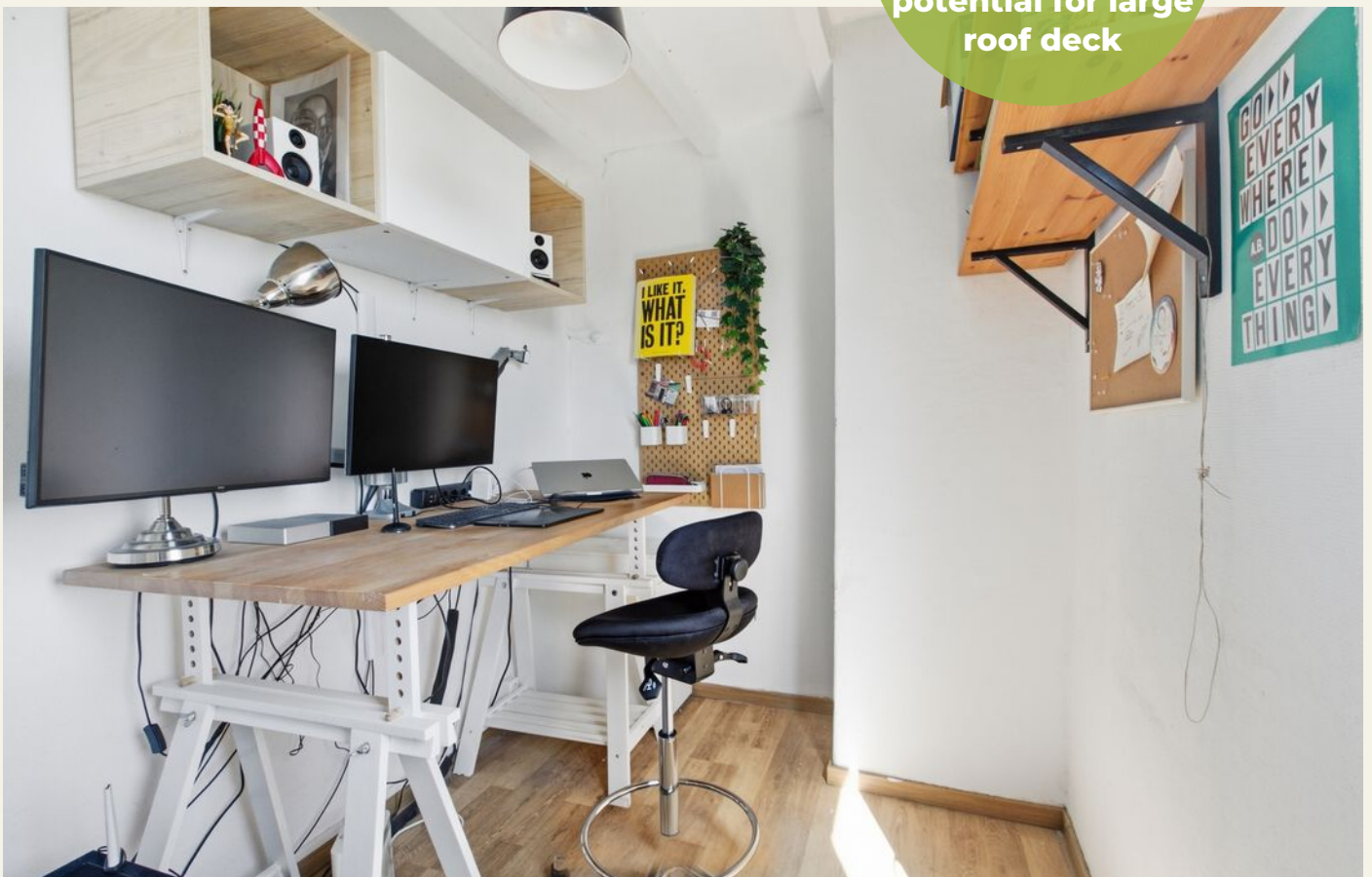


Recently renovated full bathroom with shower, bath tub and toilet





**Storage /
work space
on top floor with
access to roof
and potential for large
roof deck**



Floorplan

HOOFDWEG 348 3

Hoofdweg 348-3 - Amsterdam Derde Verdieping



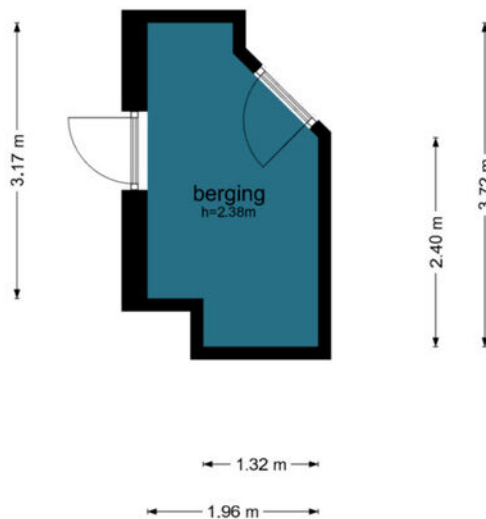
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Floorplan

HOOFDWEG 348 3

Hoofdweg 348-3 - Amsterdam Vierde Verdieping

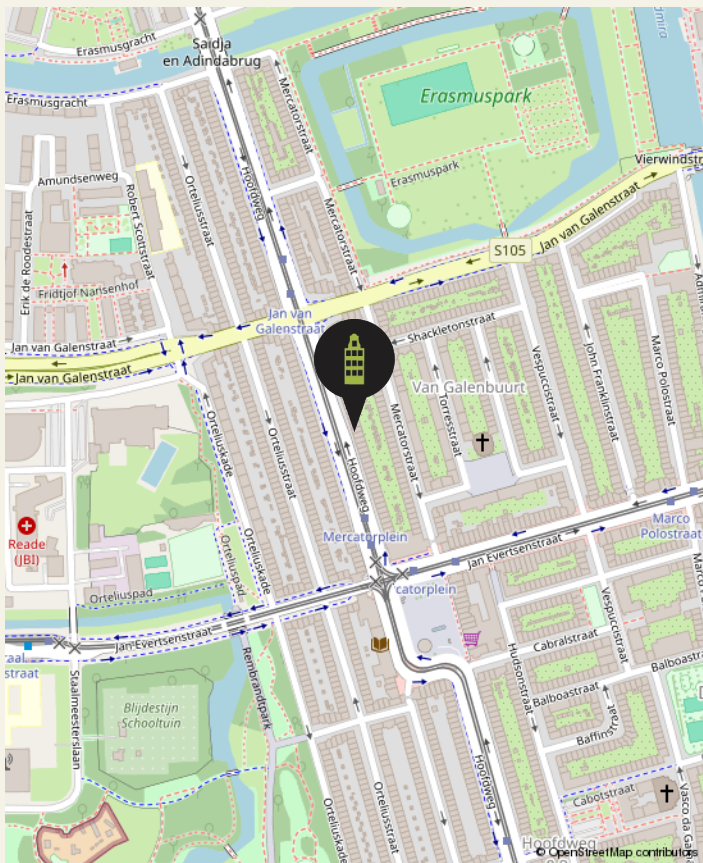
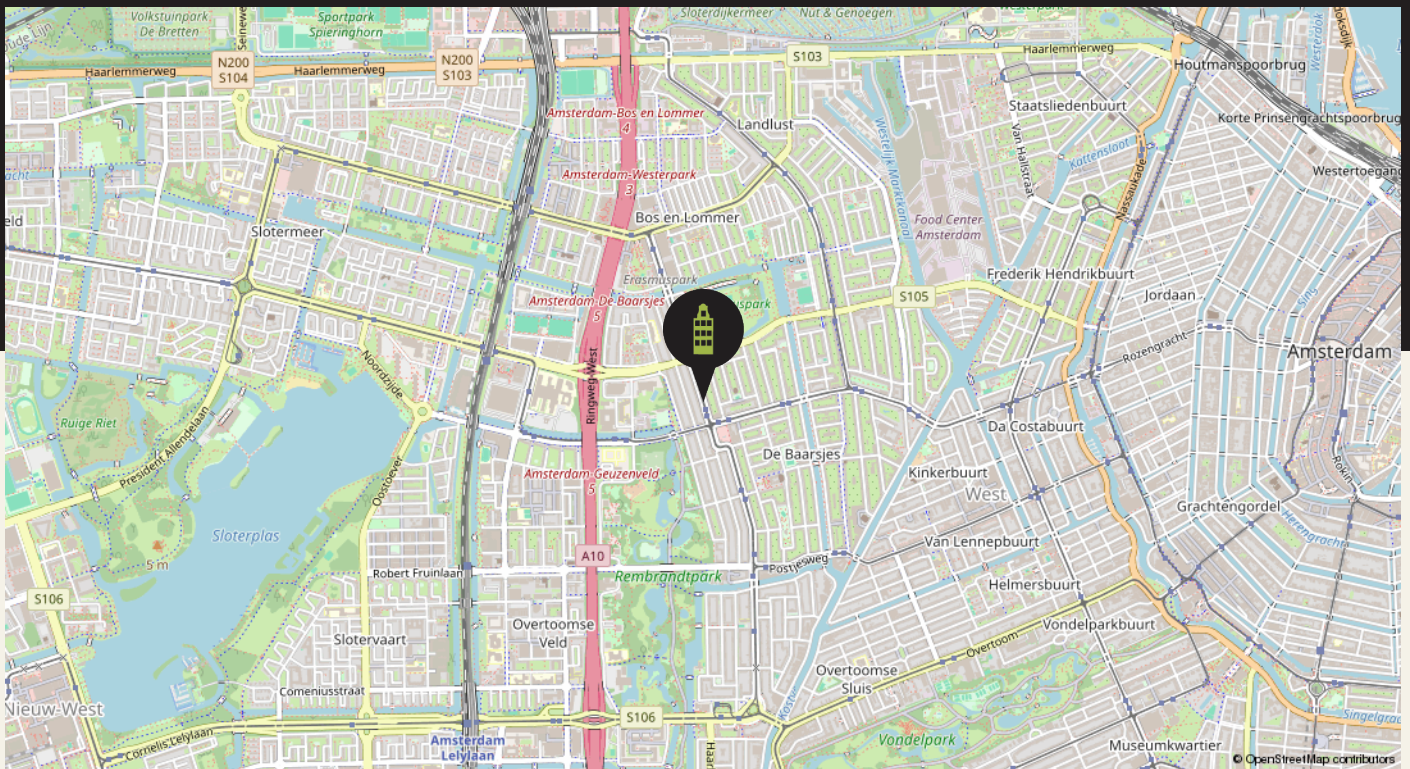
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The location of

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1056 DC AMSTERDAM

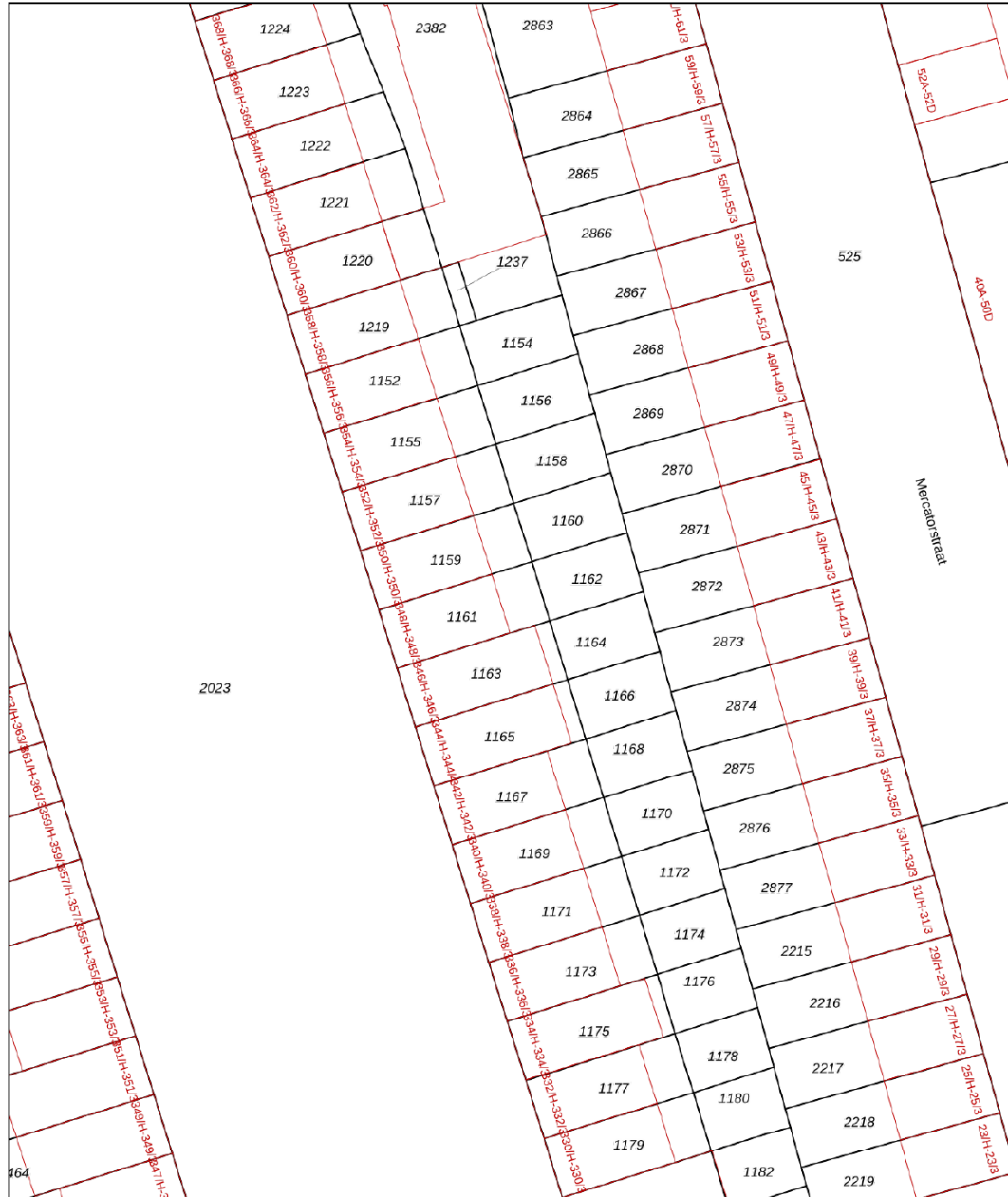



Cadastral map

HOOFDWEG 348 3

Kadastrale kaart

Uw referentie: Hoofdweg 348-3



<p>12345</p> <p>25</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 8 april 2026 De bewaarder van het kadaster en de openbare registers</p>	<p>Deze kaart is noordgericht</p> <p>Perceelnummer</p> <p>Huisnummer</p> <p>Schaal 1: 500</p> <p>Kadastrale gemeente Sloten Noord-Holland</p> <p>Sectie L</p> <p>Perceel 1162</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>	
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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



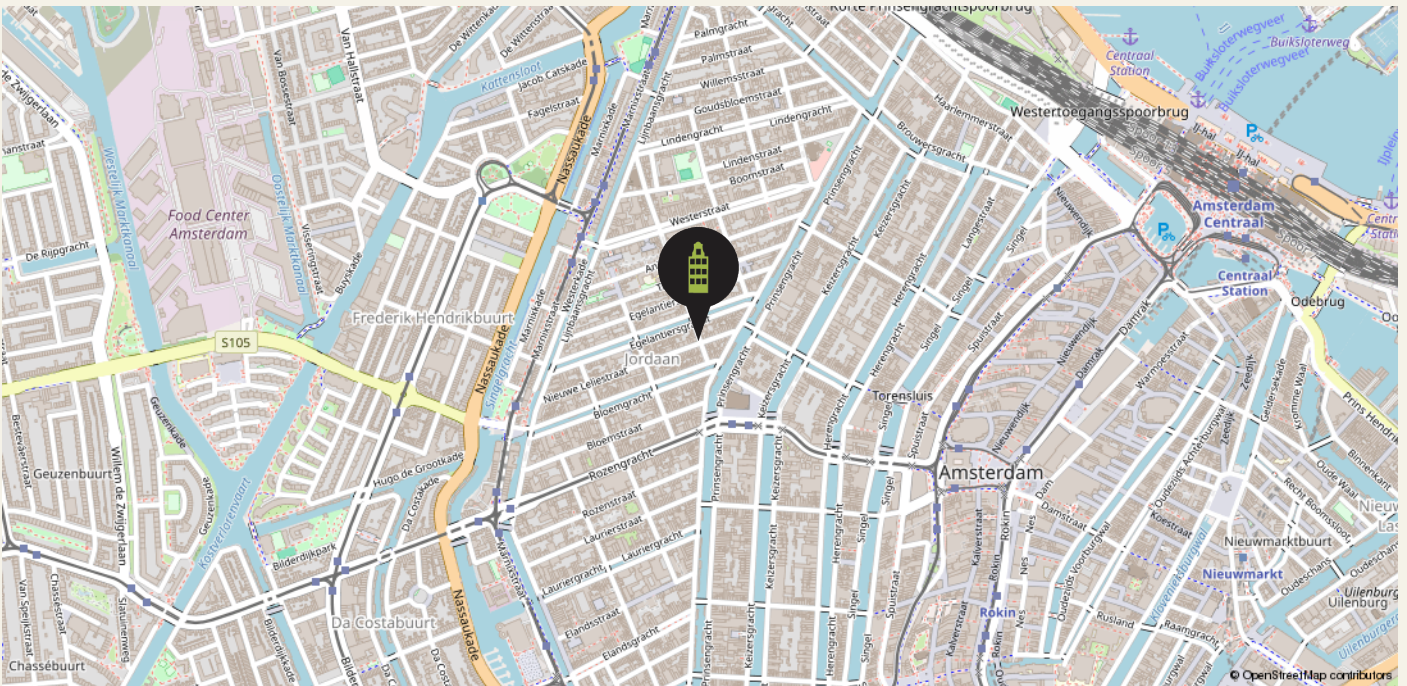
Our Office Location

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
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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

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

