



AMSTERDAM
Camperstraat 26 4

Vraagprijs
€ 420.000,- K.K.

Camperstraat 26-4 Amsterdam

Comfortabel wonen!



de moderne makelaar

023-2052296 | info@vkmakelaars.nl
vkmakelaars.nl

Kenmerken & specificaties



Bouwjaar:
1940

Soort:
BOVENWONING

kamers:
3

Inhoud:
154.78m³

Woonoppervlakte:
45.90m²

Energie label
F

Kenmerken & specificaties

Overdracht

Vraagprijs	€ 420.000,- k.k.
Servicekosten	€ 75,-
Aanvaarding	In overleg

Bouw

Type object	Appartement, bovenwoning
Woonlaag	4e woonlaag
Soort bouw	Bestaande bouw
Bouwperiode	1940
Keurmerken	Energie prestatie advies
Isolatievormen	Dubbel glas

Oppervlaktes en inhoud

Gebruiksoppervlakte wonen	45,9 m ²
Inhoud	155 m ³

Indeling

Aantal bouwlagen	1
Aantal kamers	3 (waarvan 2 slaapkamers)
Aantal badkamers	1
Aantal balkons	1

Energieverbruik

Energie label	F
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CV ketel

Warmtebron	Gas
Eigendom	Eigendom

Uitrusting

Warm water	CV-ketel
Verwarmingssysteem	Centrale verwarming
Heeft een balkon	Ja

Kenmerken & specificaties

Vereniging van Eigenaren

Ingeschreven bij de KvK	Ja
Jaarlijkse vergadering	Ja
Periodieke bijdrage	Ja
Reservefonds	Ja
Opstal verzekering	Ja



Omschrijving

PERFECT APARTMENT WITH PRIVATE ROOF TERRACE IN A GREAT LOCATION!!

DESCRIPTION

Nicely finished and bright 3-room apartment on the fourth floor with a lovely private balcony and roof terrace. The apartment is well maintained and equipped with a modern kitchen, bathroom, laminate flooring, smooth plastered walls and ceilings. The house is in a great location in Amsterdam East, near the Oosterpark and the Amstel river.

ACCESSIBILITY & FACILITIES

The house is located on a quiet street and is easily accessible by public transport. By car there is a quick connection to the Ring A10 and the A2 highway. A parking permit can be requested from the municipality.

The apartment is located in popular Amsterdam East. All amenities for your daily needs are within walking distance. In addition to the daily amenities, there are also all kinds of nice restaurants and cafes in the area.

You can exercise and get a breath of fresh air in the quiet Oosterpark and those who want to experience culture in their free time can cycle to one of the many museums in the area. In short, a great apartment in a top location.

LAYOUT

You reach the house on the fourth floor via the communal staircase. A large skylight provides plenty of light on the landing. Since the apartment is located on the fourth floor, clever use has been made of the available space in the landing to store shoes, for example. The other residents do not come there and so there is no "walking traffic".

Once inside the house, the open kitchen with the spacious living room catches the eye with lots of light. The living room is located at the front with a view of the street. The modern open kitchen has all necessary (built-in) equipment.

There is a good-sized bedroom at the rear with a private balcony and a fitted wardrobe. From the bedroom you can enter a small (bed)room with daylight. This space can also be used as a walk-in closet or as a home office.

The apartment has a spacious bathroom with bath, sink, storage cupboard and radiator. The enclosed toilet is located directly next to the bathroom.

The icing on the cake of this apartment is the private roof terrace with a beautiful panoramic view of Amsterdam. The roof terrace can only be used by the residents of this apartment and is accessible via an openable roof hatch in the bedroom.

PARTICULARITIES

- Active Owners' Association consisting of 5 members.
- No ground lease
- Year of construction around 1940
- VvE service costs €75 per month
- Living area 46 m² (measurement report available)
- West-facing balcony (afternoon and evening sun)
- Lovely private roof terrace with panoramic views (permitted)
- Double glazing throughout the apartment
- Equipped with its own central heating boiler (recently maintained)
- Energy label: F
- Delivery in consultation, can be done very quickly























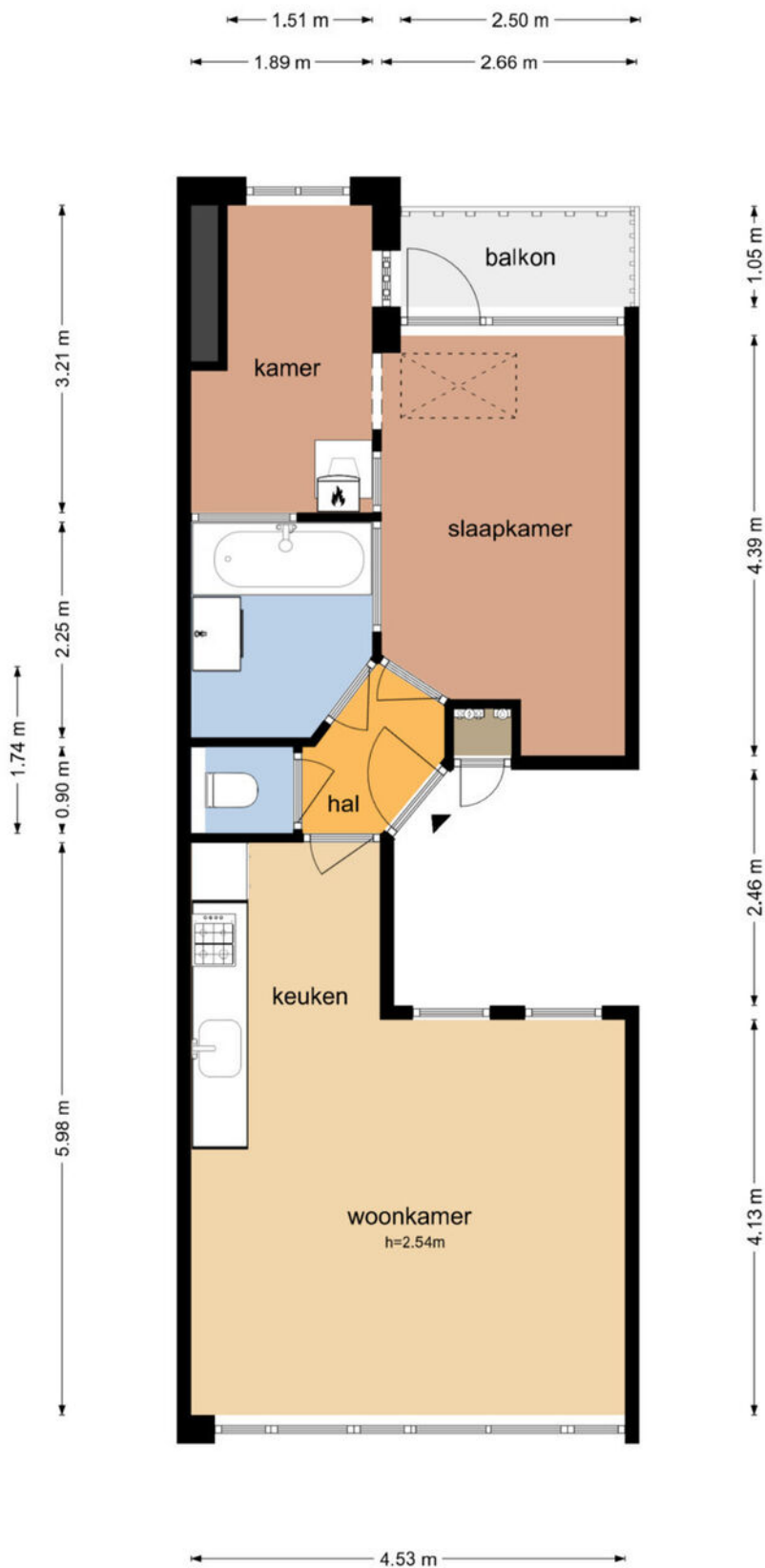






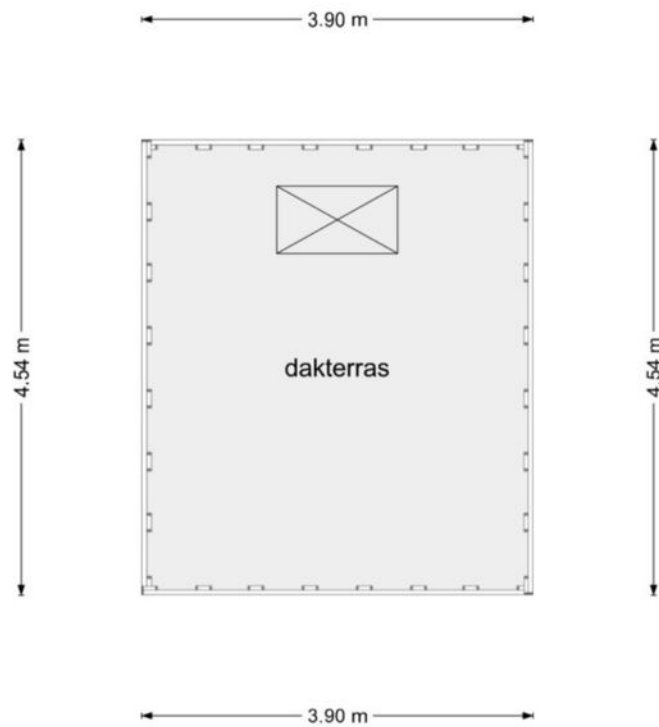
Plattegrond

Camperstraat 26-4 - Amsterdam Appartement



Plattegrond

Camperstraat 26-4 - Amsterdam Dakterras




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Kadastrale kaart

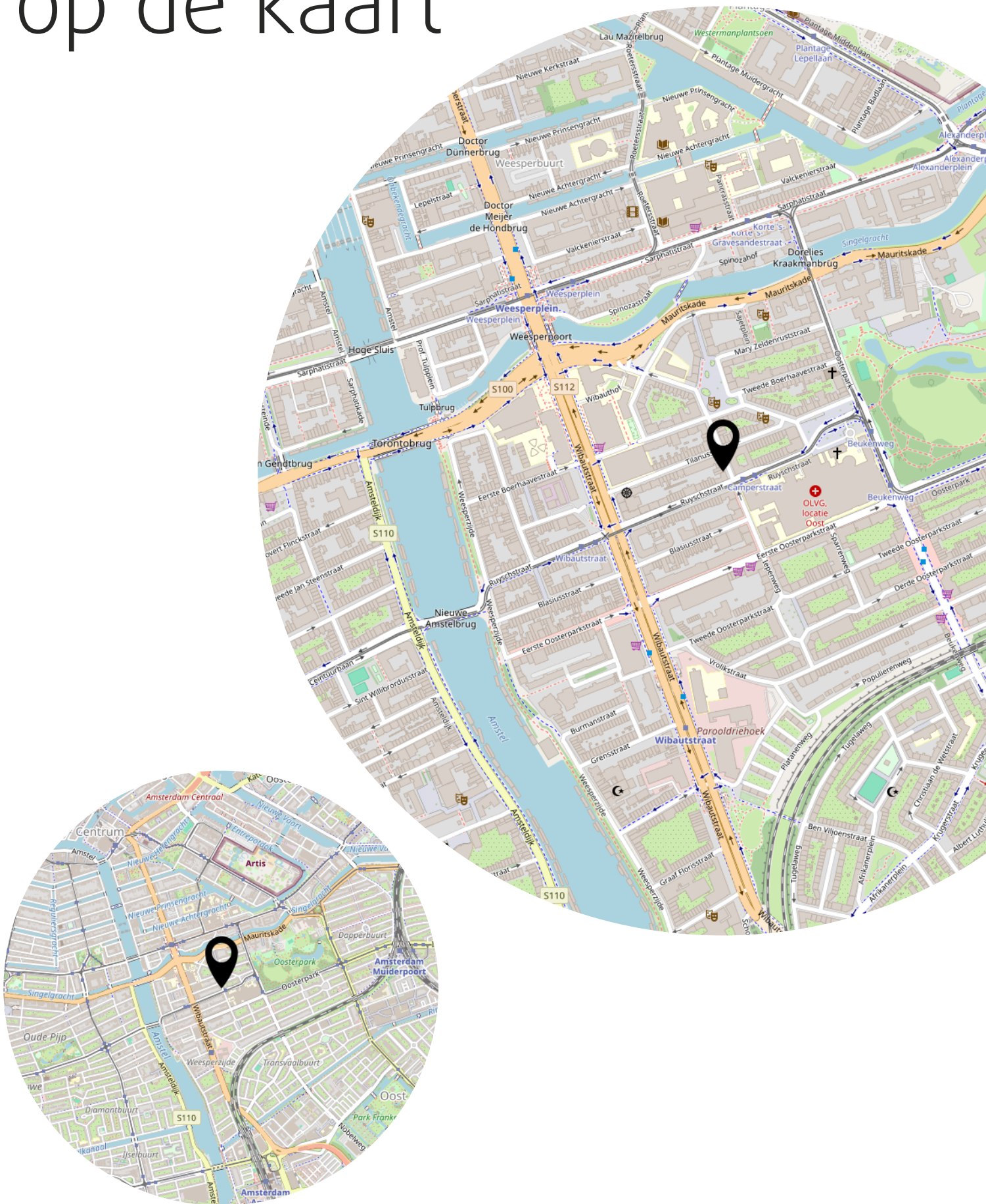
Kadastrale kaart

Uw referentie: VK Makelaars en Ta



12345	Deze kaart is noordgericht	Schaal 1: 500	
25	Perceelnummer	Kadastrale gemeente Amsterdam	
—	Huisnummer	Sectie S	
—	Vastgestelde kadastrale grens	Perceel 3289	
—	Voorlopige kadastrale grens	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.	
—	Administratieve kadastrale grens		
—	Bebouwing		
Voor een eensluidend uittreksel, geleverd op 18 april 2024 De bewaarder van het kadaster en de openbare registers			

Locatie op de kaart



Heeft u
interesse?



Bos en Lommerplein 280
1055 RW Amsterdam

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