



VAN WESTERLOO
MAKELAARDIJ

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BROCHURE

Theodoor van Hoytemastraat 104

Lovely well laid out ground floor apartment with unobstructed view over the park and private parking! The apartment is located in a good location just outside the ring, near Rembrandt and Vondelpark. Energy label A, with modern furnishings.

The complex 'De Energietuin' was built in 2015 and is located in the climate-neutral district 'Stadstuin Overtoom'. All apartments are very well insulated, gas-free and equipped with energy-efficient installations. The storage rooms, bicycle shed and parking spaces are located under the courtyard on the ground floor of the complex.

Surroundings:

The house is located in the middle of the Overtoomseveld neighborhood. For your daily shopping you can go across the street at August Allebéplein, for other shops you can also quickly reach Kinkerstraat, Jan Evertsenstraat or Mercatorplein. If you want to get some fresh air, you can enjoy recreation in the Rembrandt Park at a five-minute walk. The city center is a short distance away: by bike you can reach the Vondelpark in about 10 minutes and five minutes later you will be on Leidseplein. Public transport is excellent: from Lelylaan Station there are good metro and train connections to destinations within and outside the city. And if you have a car, you don't have to worry about parking: you have your own spot in the garrage. And do you regularly use the highway? You can drive to the Ring A10 within 5 minutes.

Layout

The private front door is located at number 104 on Theodoor van Hoytemastraat. Here you enter the hall, which gives access to a spacious storage room, with its own back entrance to the garage, but also to the living room with a cleverly placed kitchen along the length of the apartment.

The open kitchen is equipped with all modern appliances including dishwasher, combi oven and induction hob. Because the kitchen extends over the length of the rear facade, there is a lot of work space and plenty of storage options.

The rest of the space serves as the living room. There is a spacious corner sofa and there is more than enough space for a kitchen table where you can sit or receive guests. There are large tilt-and-turn windows on the south of the house, from which you also have access to the private terrace. Here you have an unobstructed view of the park and because this is south-facing, you can enjoy the sun during the day when it shines, just as you get sufficient light through the windows all day long.

Through the second hall you reach the toilet with its own sink, the spacious modern bathroom and the bedroom. The bedroom is wonderfully spacious and is also located on the south facade of the apartment. With large tilt-and-turn windows you can ventilate sufficiently and you also have an unobstructed view of the greenery here. There is enough space for a large closet as there is one currently and a double bed with enough space to walk around it.

Back to the entrance, you can access both your own parking space and the courtyard through the back door of the storage room.

Theodoor van Hoytemastraat 104

Particularities

- Building is part of the 'Stadstuin Overtoom' district, which was completed around 2015.
- Energy label A
- Entire apartment facing south
- Unobstructed view over the park
- Own outdoor space
- Own parking space
- Leasehold bought off until 2064
- Active VVE under management
- VVE contribution €143,-
- Private storage room accessible directly from the apartment with back door to your private parking and courtyard.
- Spacious open kitchen with modern appliances.
- Delivery in consultation but could be possible soon

DISCLAIMER

This information has been compiled with due care. However, Van Westerloo Makelaardij accepts no liability for any incompleteness or inaccuracy or otherwise, or the consequences thereof. All specified dimensions and surfaces are indicative. The buyer has his own obligation to investigate all matters that concern him or her are important. Van Westerloo Makelaardij accepts no liability as a result of incorrect information arising from official documentation not from your own hand. Of With regard to this property, the real estate agent is the seller's advisor. Van Westerloo Brokerage advises you to engage an expert (VBO) broker to guide you through the process purchasing process. If you have specific wishes regarding the home, Van Westerloo Brokerage must make this known to your purchasing agent in a timely manner and independently conduct research.



Theodoor van Hoytemastraat 104



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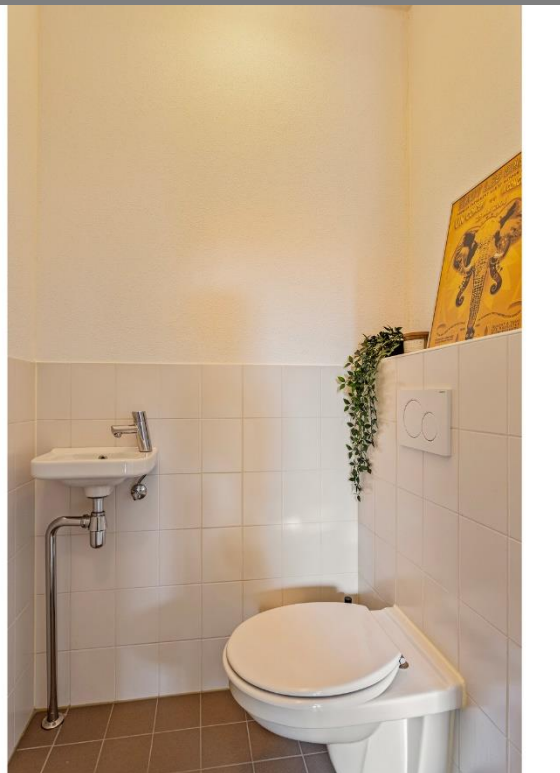
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Theodoor van Hoytemastraat 104

Opgave van oppervlakten

Zibber B.V. heeft in opdracht van Van Westerloo Makelaardij dit meetrapport opgesteld conform de NTA 2581:2011 waarin de gebruiksoppervlakten en bruto- inhoud en vloeroppervlak zijn vast gesteld.

Object type	Woning
Adres	Theodoor van Hoytemastraat 104
Postcode/plaats	1062CG, Amsterdam
Meetcertificaat type B	Niet op locatie gecontroleerd
Datum meetrapport	25-05-2024

	Totaal	
Gebruiksoppervlakte wonen	62.80	M ²
Gebruiksoppervlakte overige inpandige ruimte	0.00	M ²
Gebouw gebonden buitenruimte	4.60	M ²
Externe bergruimte	0.00	M ²
Bruto vloeroppervlak woning	76.30	M ²
Bruto inhoud woning	207.46	M ³

De meting en berekeningen zijn op basis van de "Meetinstructie bepalen gebruiksoppervlakten woningen" en "Meetinstructie bepalen bruto inhoud woningen" a.d.h.v. de NEN2580:2007 NL, 'Oppervlakten en inhouden van gebouwen – Termen, definities en bepalingsmethoden', inclusief het correctieblad NEN 2580:2007/C1:2008. Op dit meetcertificaat zijn de in dit meetrapport genoemde aannames en voorbehouden van toepassing.

Rapport opgemaakt door Zibber B.V., naar beste kennis en wetenschap, geheel te goeder trouw en voldoet aan de eisen van NTA 2581:2011