



CARLA
VAN DEN BRINK

EERSTE BLOEMDWARSSTRAAT 16 AMSTERDAM

The picturesque Eerste Bloemdwarsstraat is surrounded by historic architecture and has a charming atmosphere.

The area is characterised by narrow cobbled streets, characteristic facades and cosy cafés.

*Estate Agency Carla van den Brink
loves the city of Amsterdam.
But maybe it loves the city's
inhabitants even more.*

*And one takes good care of one's
loved ones. That has been our credo
since 1979, and it will always
remain our credo.*



Hellen Groen-de Leijer
Register Makelaar Taxateur

T 06 50 208 206
Hellen@vandenbrink.nl





THE PROPERTY

In the heart of the lively Jordaan area you will find this beautiful, very well maintained house. This charming property has recently been completely renovated.

No expense has been spared in the renovation and restoration of this typical Amsterdam house. Modern comfort goes hand in hand with original details, charm and cosiness.

Uniquely, this special house can be lived in as a whole or as two separate apartments.

The property has two separate front doors. One for the downstairs apartment and one for the upstairs apartment. For those wishing to occupy the whole property themselves, there is a connecting door inside. Self occupation with B&B is also a possibility here.

A detailed map of Amsterdam, Netherlands, showing various districts and landmarks. A dark blue callout box with a white border is positioned in the upper central part of the map, containing the text 'CARLA VAN DEN BRINK'. The map includes labels for districts like AMSTERDAM-WEST, OUD-WEST, OUD-ZUID, and AMSTELKwartier, as well as landmarks such as the Rijksmuseum, Museum Het Rembrandthuis, and Vondelpark. Major roads and the Amsterdam canal system are also visible.

CARLA VAN DEN BRINK

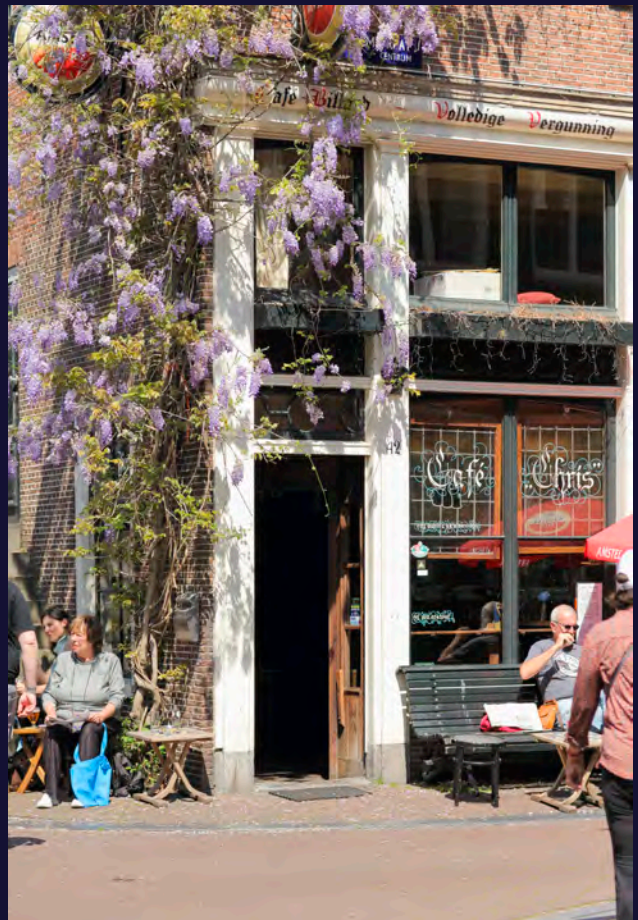
SURROUNDINGS

The surrounding area offers a variety of recreational opportunities. The nearby Westerpark is a popular destination for both residents and tourists. Here you can enjoy green open spaces, walking paths and events organised throughout the year. And the famous Noordermarkt, where people come from far and wide on Saturdays.

The Jordaan is also known for its many cosy pubs and restaurants.

For lovers of art and culture, there is also plenty to discover in the vicinity of Eerste Bloemdwarsstraat. The nearby museums, the Van Gogh Museum and the Rijksmuseum, offer an extensive collection of famous works of art.

In short, the area around Eerste Bloemdwarsstraat in Amsterdam is a beautiful place full of historical charm, lively shopping streets and cultural attractions. It is an ideal location for residents and visitors to enjoy all the beauty the city has to offer.







GROUND FLOOR LAYOUT

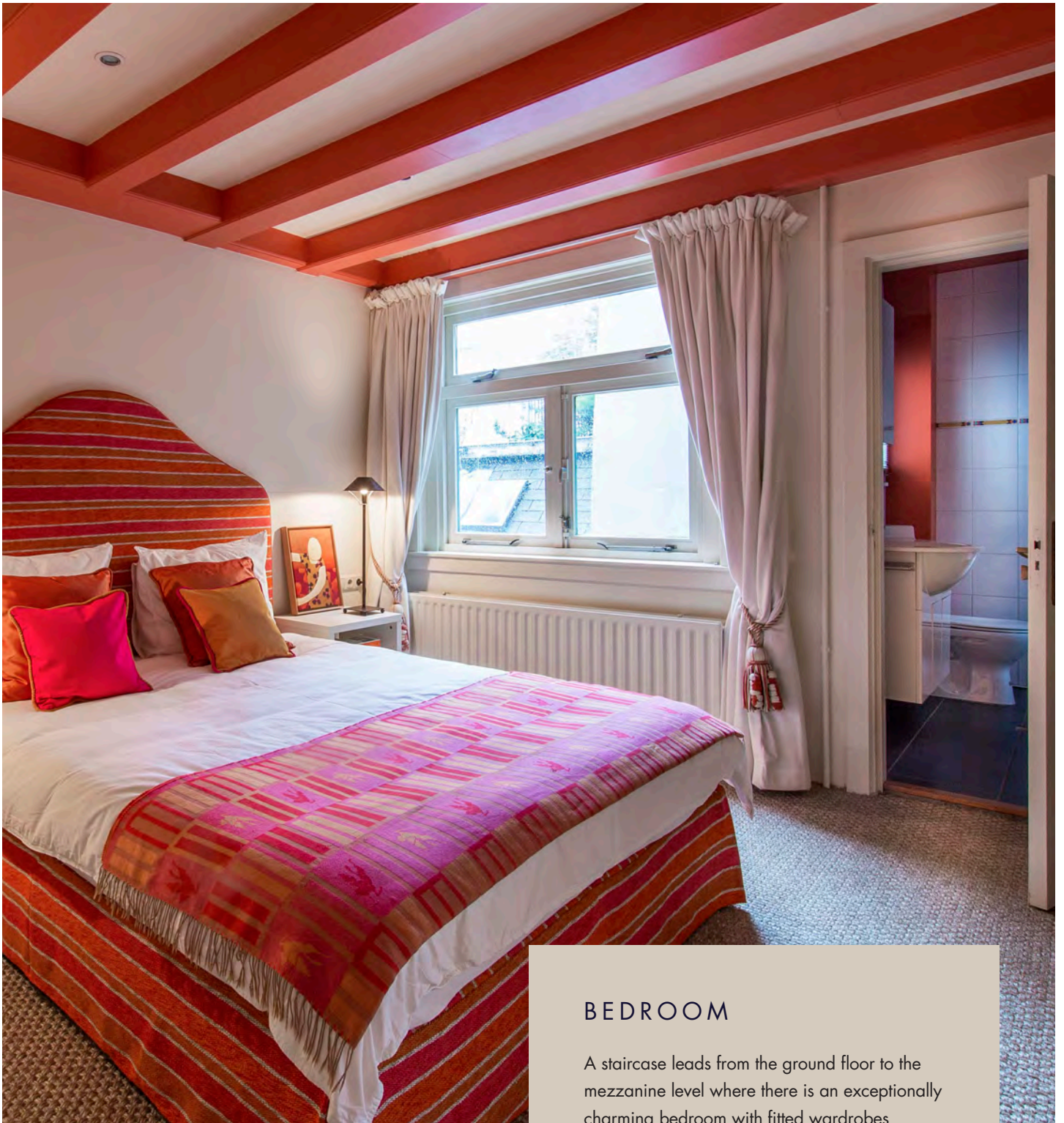
The charm of this property radiates from the moment you enter the front door. The charming bench in front of the door, with a beautifully restored original façade behind it. The left door leads to a special ground floor apartment. As you enter, you immediately notice the height and the beautiful beamed ceiling. Here is the dining area, which has a cosy connection to the street through the large windows. A few steps down is a cosy open plan sitting room. To the rear is the modern open plan kitchen, fully fitted with all the desired appliances. Also on this level is a utility room with plenty of storage space, a central heating boiler for the lower house (end 2022) and connections for a washing machine and tumble dryer.





TO THE REAR
IS THE MODERN
OPEN PLAN
KITCHEN,
FULLY FITTED
WITH ALL
THE DESIRED
APPLIANCES.





BEDROOM

A staircase leads from the ground floor to the mezzanine level where there is an exceptionally charming bedroom with fitted wardrobes and an ensuite bathroom at the rear of the property. The bathroom has a bath with shower, washbasin and toilet.

This mezzanine bedroom communicates with the ground floor through the original window shutters, creating a cosy unit.



THIS MEZZANINE
BEDROOM
COMMUNICATES
WITH THE
GROUND FLOOR
THROUGH
THE ORIGINAL
WINDOW
SHUTTERS,
CREATING
A COSY UNIT.



The entire ground floor flat has American oak floors and Farrow & Ball paintwork.

On the ground floor there is a door leading to the upper house. The upper house can also be accessed by its own front door if required.





UPPER HOUSE LAYOUT

The upper house, on the first and second floors, is also finished to a high standard. Bespoke cupboards, Farrow & Ball and Carte Colori paints and American oak floors give a luxurious feel. The spacious living room at the front of the house offers beautiful views of the idyllic street and is air conditioned. The spacious and charming open-plan kitchen at the rear is fully fitted with built-in appliances. The windows at the front and the rear make this floor very bright and comfortable.





THE WINDOWS
AT THE FRONT
AND THE REAR
MAKE THIS FLOOR
VERY BRIGHT AND
COMFORTABLE.





SECOND FLOOR

On the second floor there is a spacious and comfortable bedroom with air conditioning and plenty of fitted wardrobes. The modern bathroom with double sinks, walk-in shower and toilet to the rear makes this floor a true master suite. The central heating boiler for the upper house is also located here.

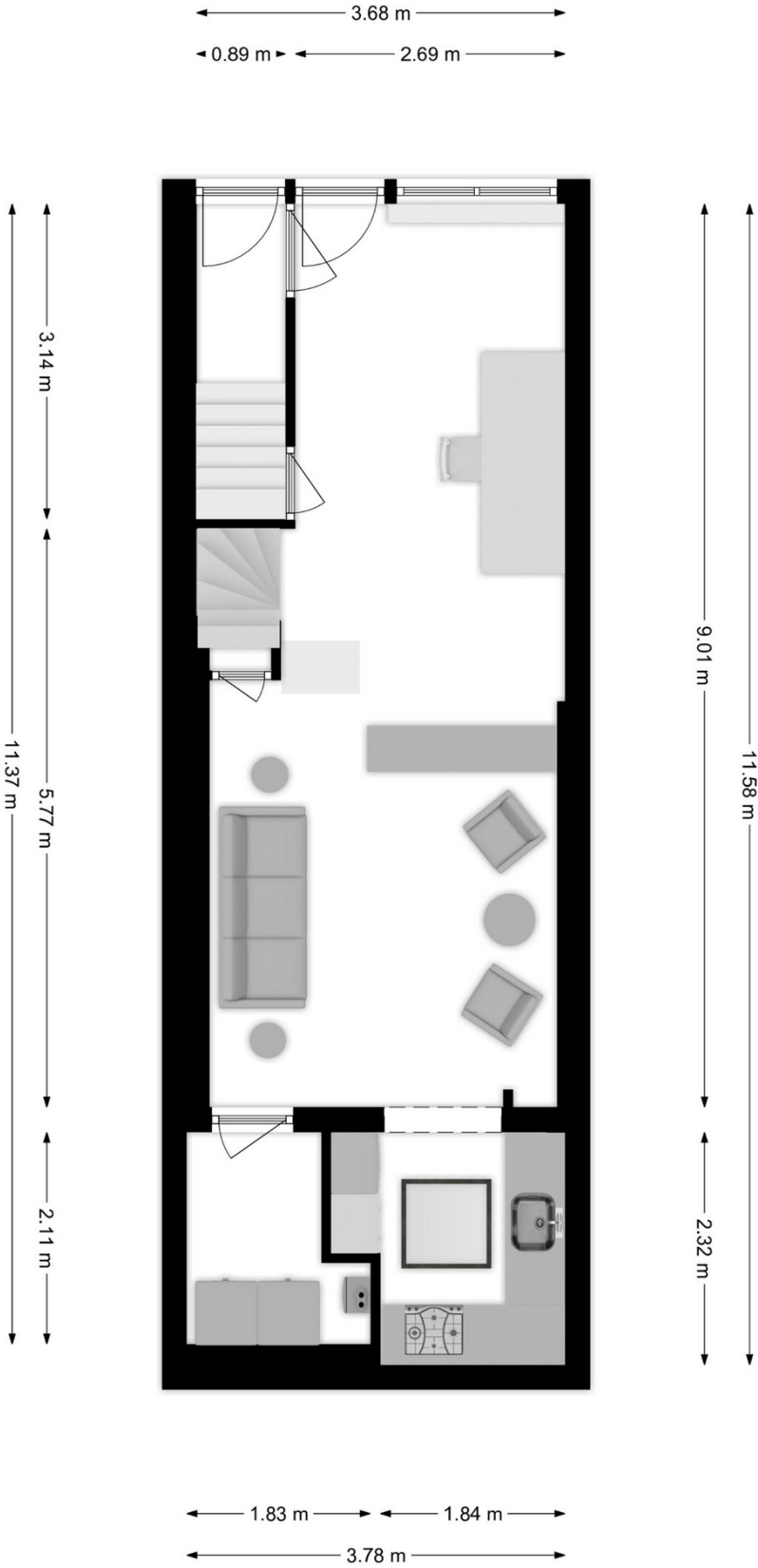
The flat roof, which runs almost the entire length of the property, offers the possibility of a large roof terrace, subject to planning permission.

This beautiful and atmospheric home is truly fully fitted and ready to move into.

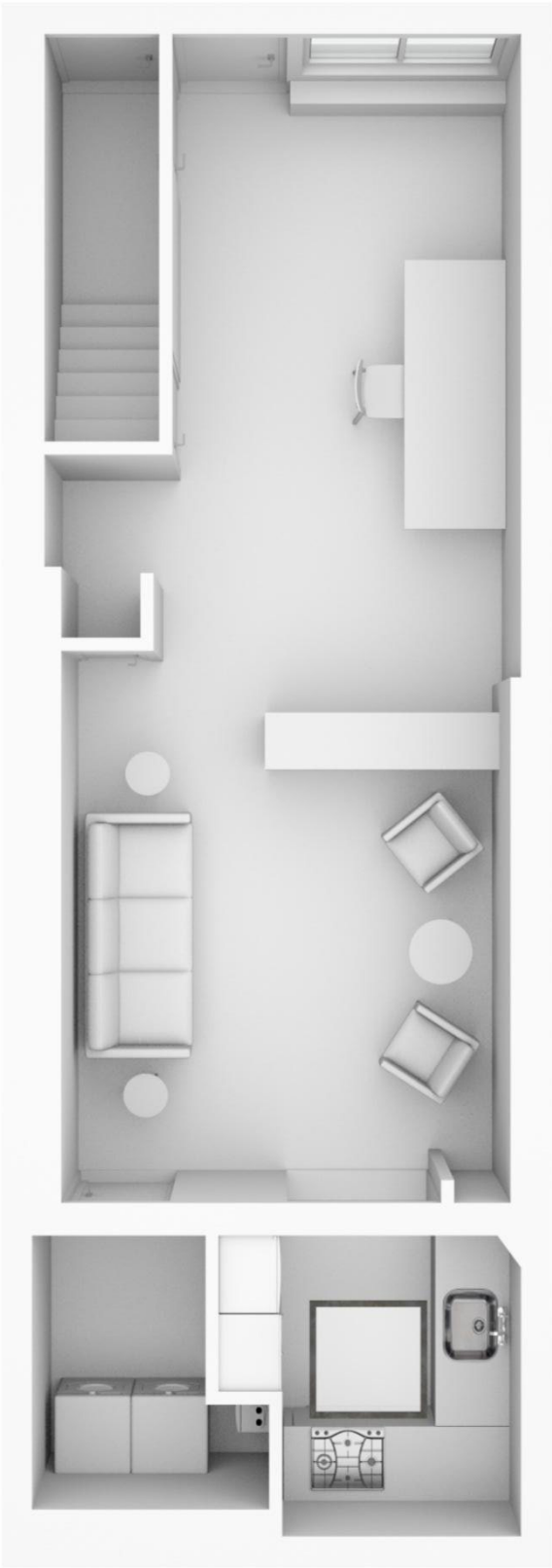


THE MODERN
BATHROOM WITH
DOUBLE SINKS,
WALK-IN SHOWER
AND TOILET TO
THE REAR MAKES
THIS FLOOR A TRUE
MASTER SUITE.

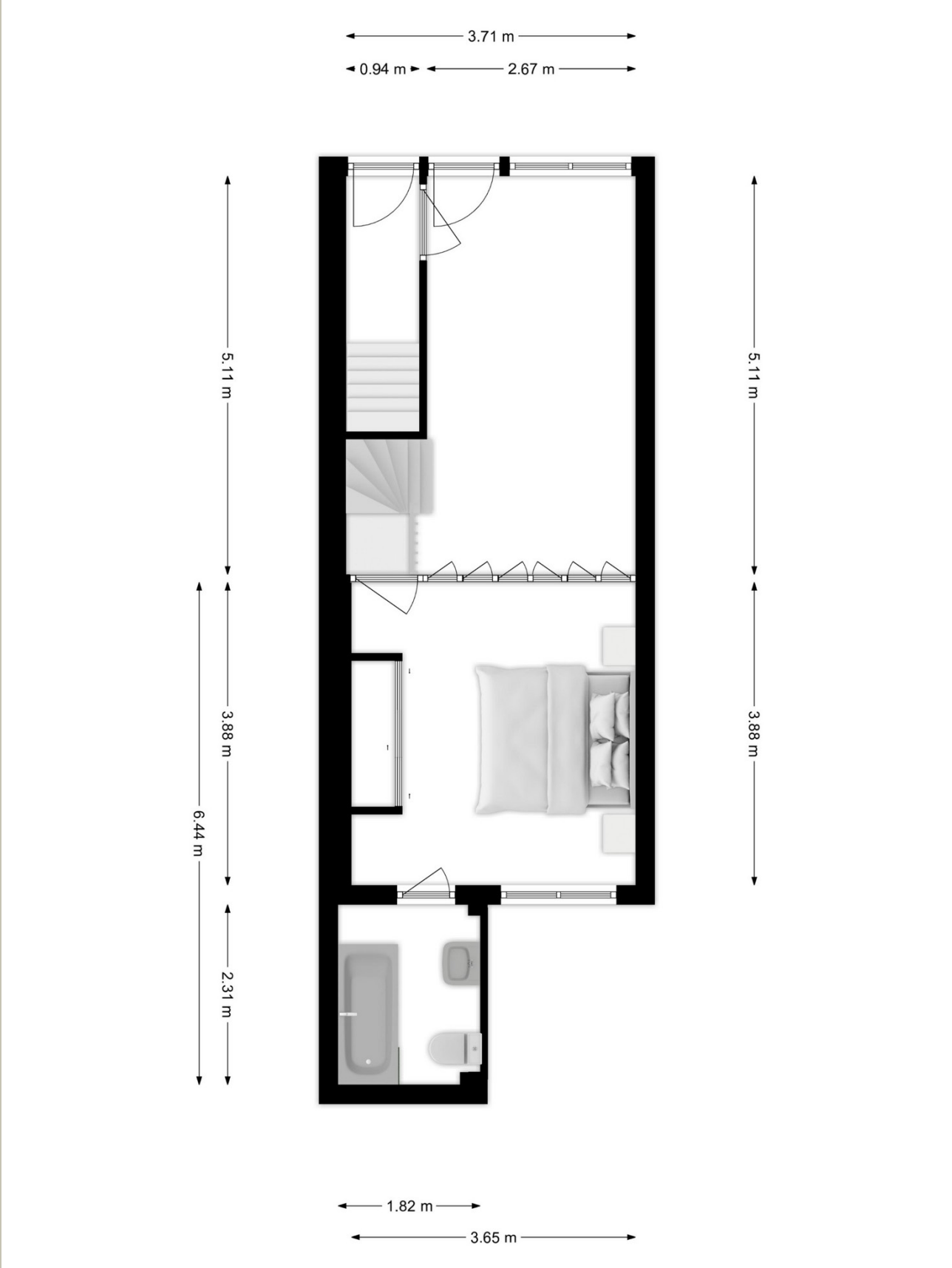
GROUND FLOOR



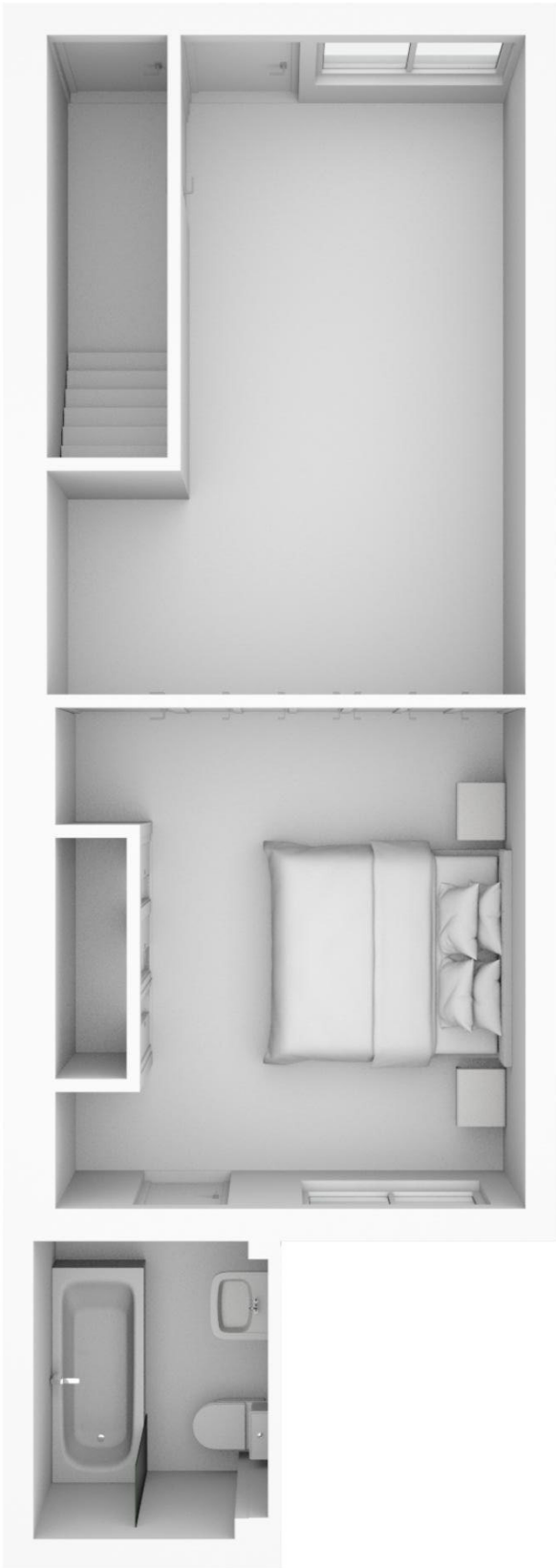
GROUND FLOOR



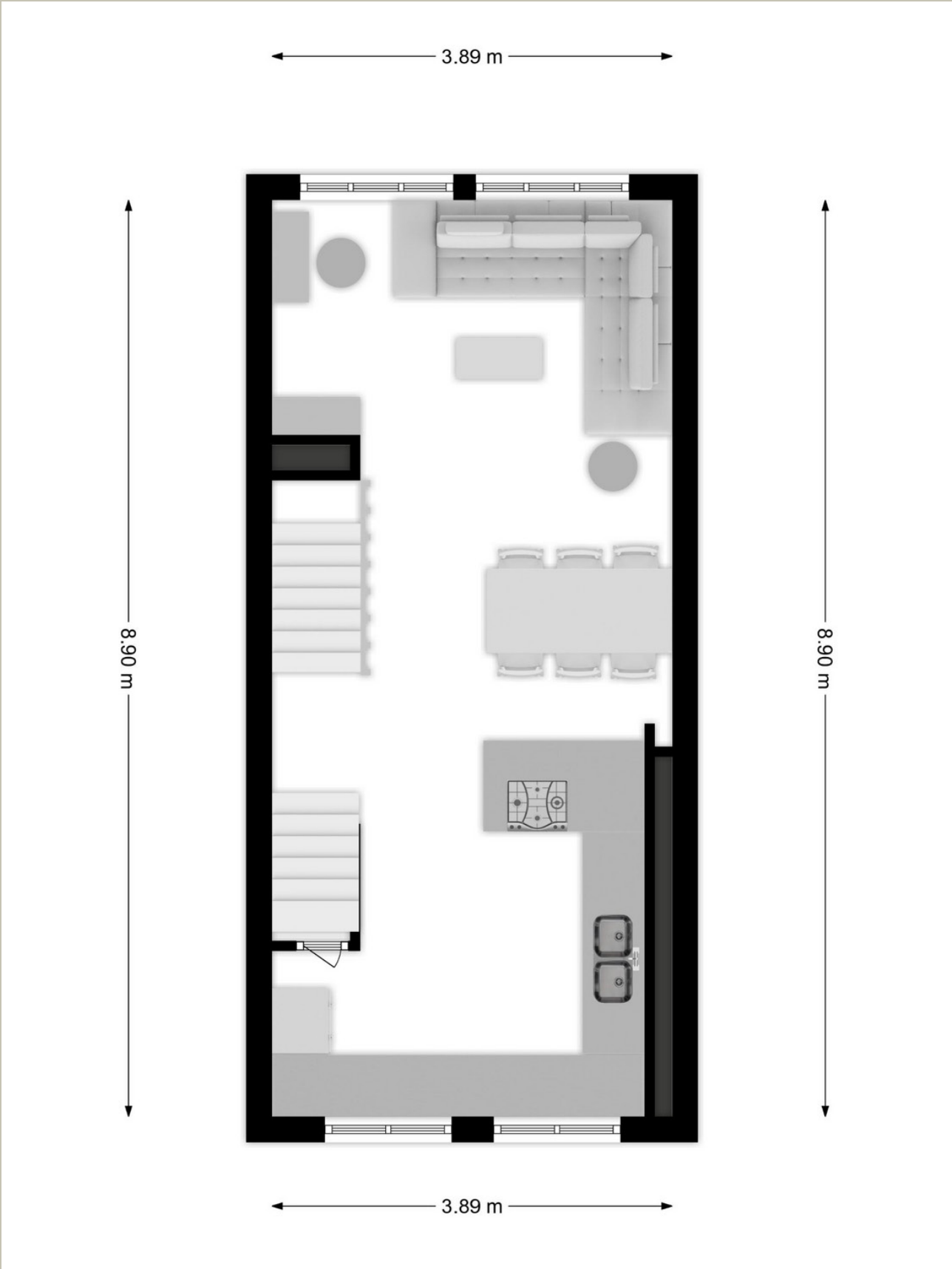
FIRST FLOOR



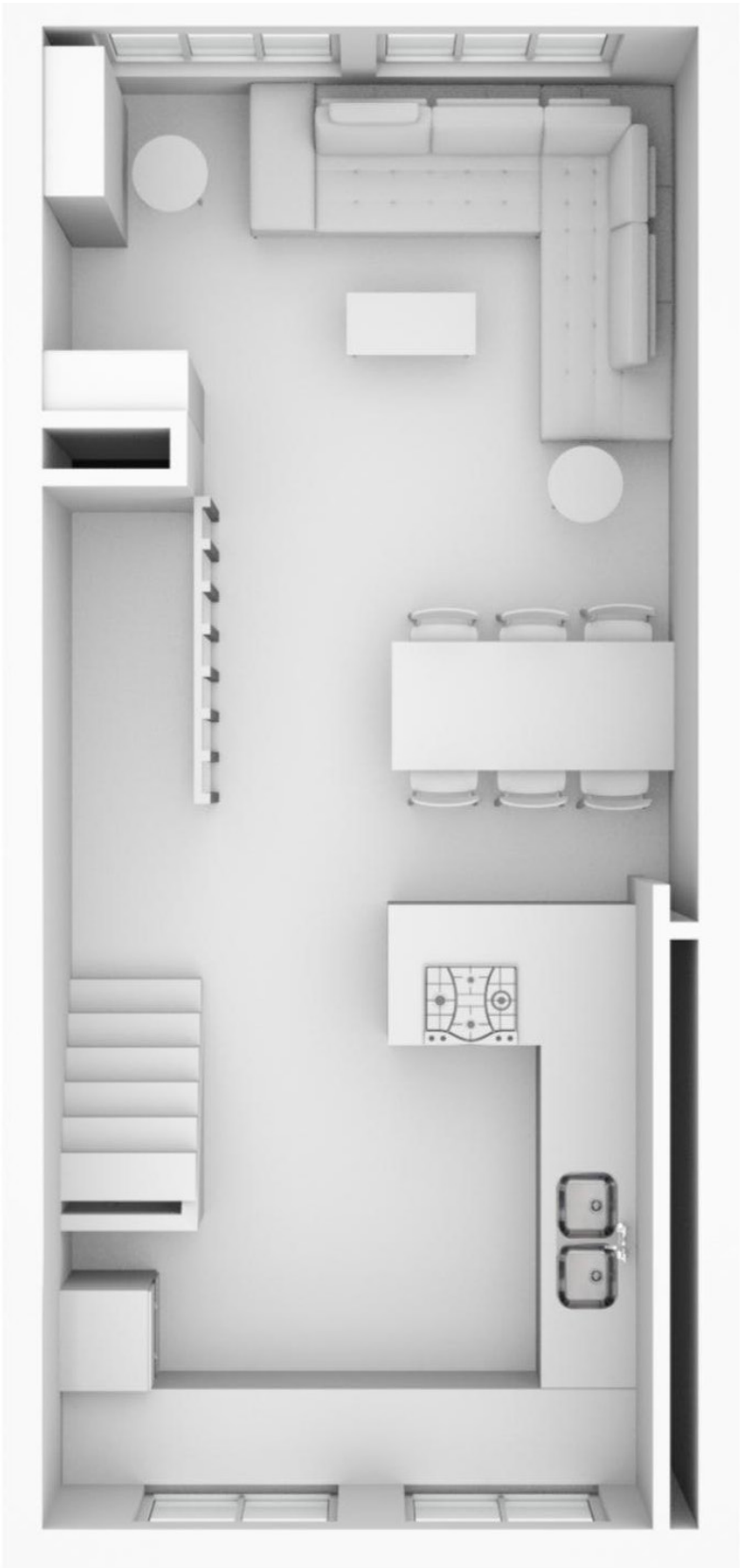
FIRST FLOOR



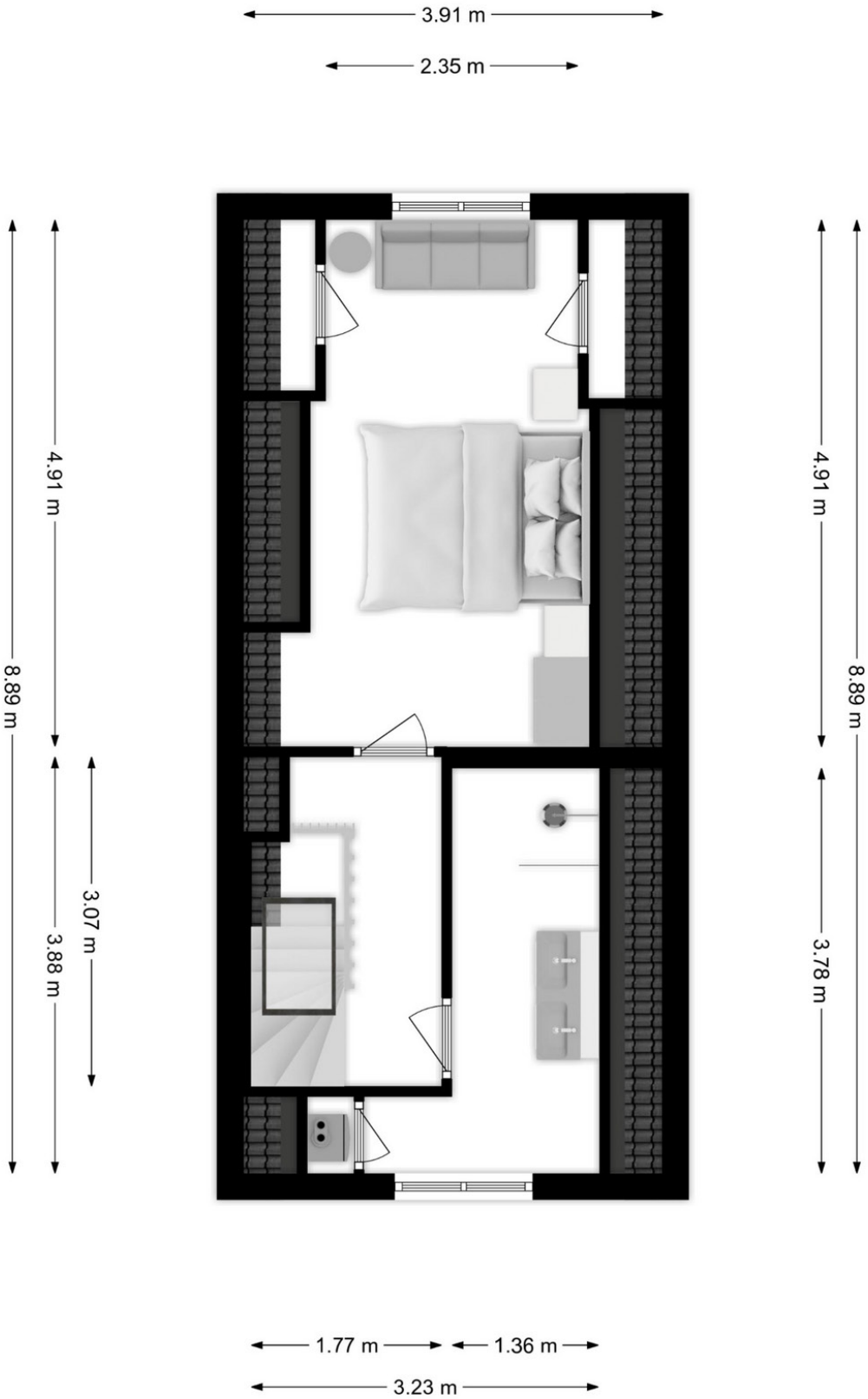
SECOND FLOOR



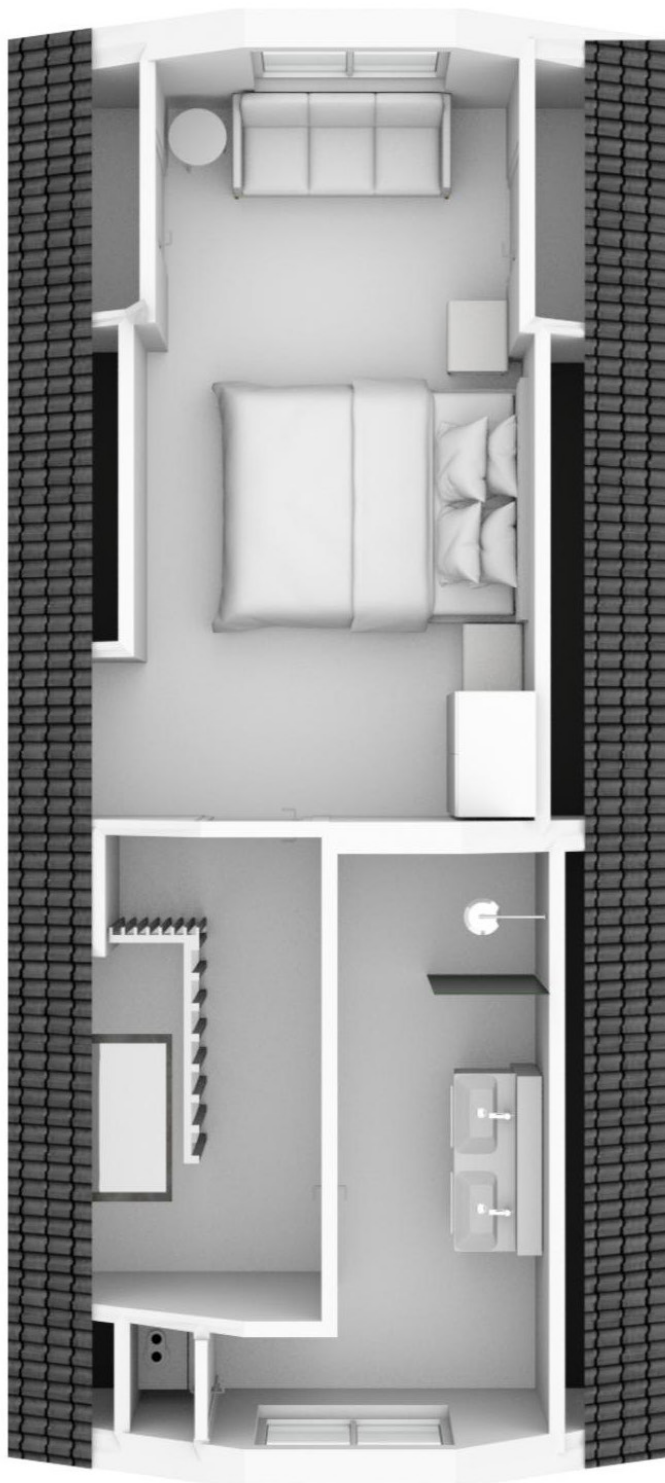
SECOND FLOOR



THIRD FLOOR



THIRD FLOOR



SPECIFICATIONS

OBJECT

Type	Townhouse
Type	Terrace house
Year of construction	1905
Current use	Living space
Current destination	Living space

SUN TERRACE

Can be realized. The flat roof, which runs almost the entire length of the property, offers the possibility of a large roof terrace, subject to planning permission.

PARTICULARITIES

- + The house has been completely renovated over the years with attention to detail and quality.
- + Almost everything in the lower house has been replaced over the years: windows and window frames, all gas and electricity pipes, and a completely new sewage system has been installed.
- + The floors throughout the house are American oak from Ebony & Co.
- + The glass frontage of the lower house has been replaced under the direction of a restoration architect.
- + The exterior of the house has recently been painted: front (2017) and rear (2020), both front doors were painted in 2020.
- + Entire property (120 m²)
- + Own land
- + Perfectly maintained
- + New roof
- + Air conditioning

CHARACTERISTICS

Living area	120 m ²
Number of rooms	5
Number of bedrooms	2
Volume	430 m ³
Plot size	50 m ²

CADASTRAL

Municipality	Amsterdam
Section	L
Plot number	7076
Plot size	50 m ²

MUNICIPALITY

- + No issues known to the Environmental Protection Agency
- + There are no known summons
- + No known negative information about the foundation

DESTINATION

- + Destination of this property is living space
- + There are similar homes in the area
- + Shops and public transport are within walking distance

OWNERSHIP SITUATION

- + Freehold land

