



CARLA
VAN DEN BRINK

KEIZERSGRACHT 437 AMSTERDAM

An exceptional canal house of approx. 408 m² on freehold land,
with a sunny and deep garden and a garden house in the back.

*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.*



Pieter Joep van den Brink
Register Makelaar Taxateur

T 06 50 208 207
Joep@vandenbrink.nl





THE CANAL HOUSE

This unique canal house is located in a central location between the Leidsegracht and the Leidsestraat. For the first time in 120 years, this canal house has become available for a new occupant. This national monument was built in 1654. In 2022 a new permit was issued which makes it possible to live in the whole monument again. The front part of the house was separated from the back house in the past, it used to be a physical therapie practice until the end of 2021.



THIS UNIQUE CANAL HOUSE IS LOCATED
IN A CENTRAL LOCATION BETWEEN
THE LEIDSEGRACHT AND THE LEIDSESTRAAT.



RENOVATION

Now the monument needs to be merged and modernized back to its original state so that the back house with deep garden and special garden house can be occupied again. There is permission from the Municipality to place an elevator and the building can become more sustainable by installing a heat pump. The front house still needs a new foundation, the back house already has a new concrete foundation.





DESTINATION

The designated use according to the zoning plan GD1 has many possibilities (living-working-galleries). It's a complete and beautiful canal house for a family to live in and/or work at home, for several studying children, or use by multiple occupants.



LAYOUT

Basement with 2 large multifunctional rooms and a covered courtyard, access to the elevator.

Ground floor: period room on the garden side, large living room on the canal.

Second floor: 3 rooms for living/working.

Second floor: 3 bedrooms with bathrooms.

Third floor: 2 bedrooms with bathrooms.

Fourth floor is a storage attic.





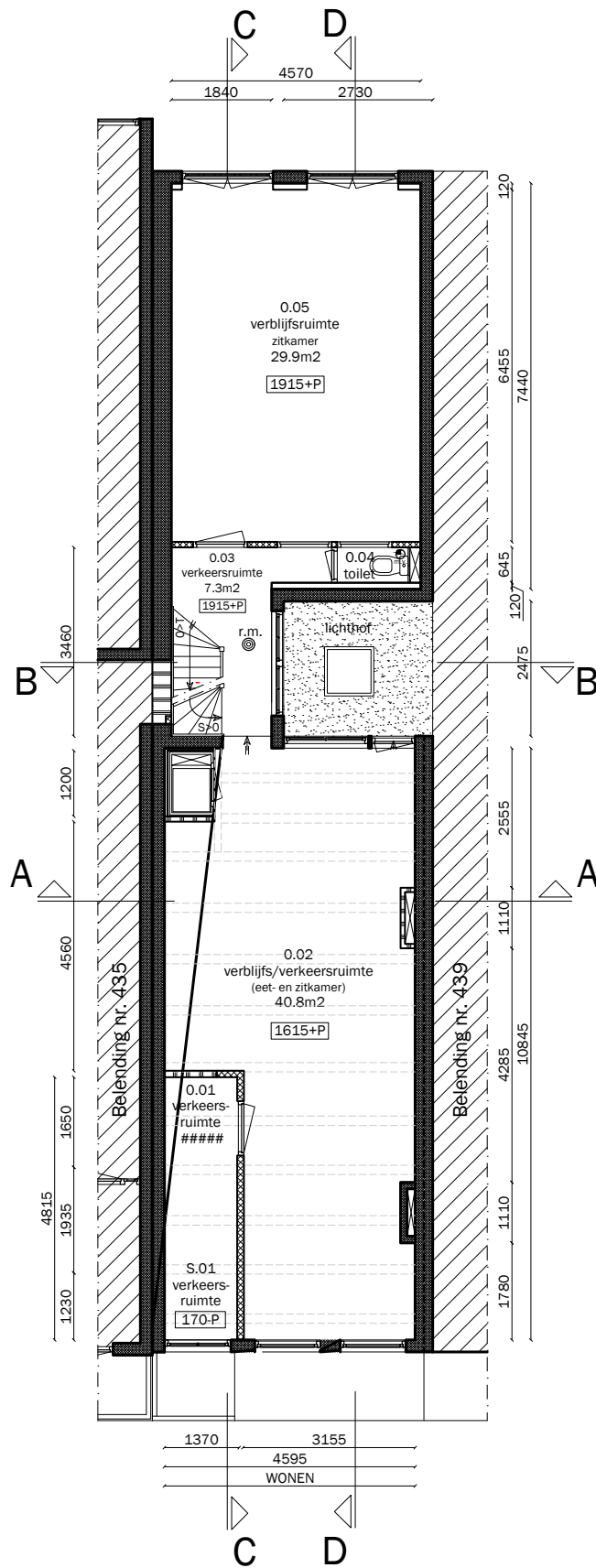
DETAILS

- + National monument dating from approx. 1654
- + Freehold land
- + Twelve rooms
- + 25 metre deep garden
- + 20 m² garden house
- + Front and back house have to be merged and modernized
- + 5 storeys
- + NEN measurement report available, 408 m² total
- + Mixed use GD-1, living-working-galleries
- + Right in the city center next to Leidsegracht
- + In consultation with the owner the hull state can be renovated
- + Subject to acceptance

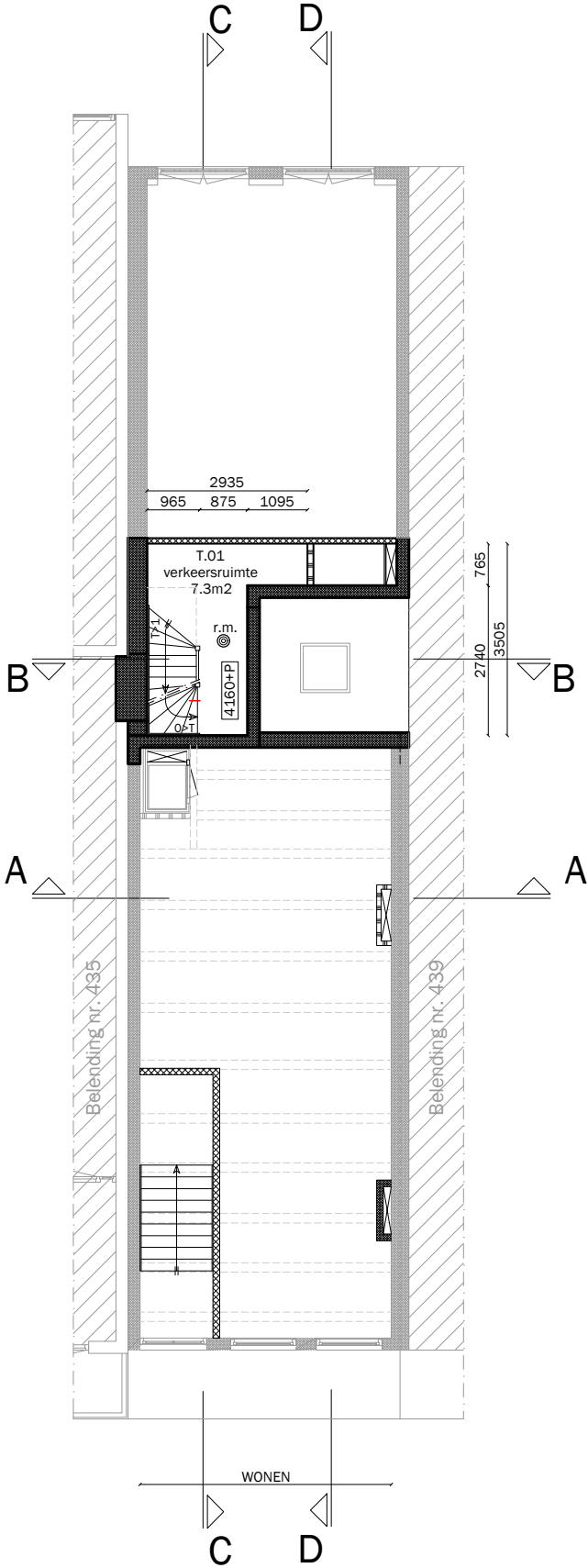




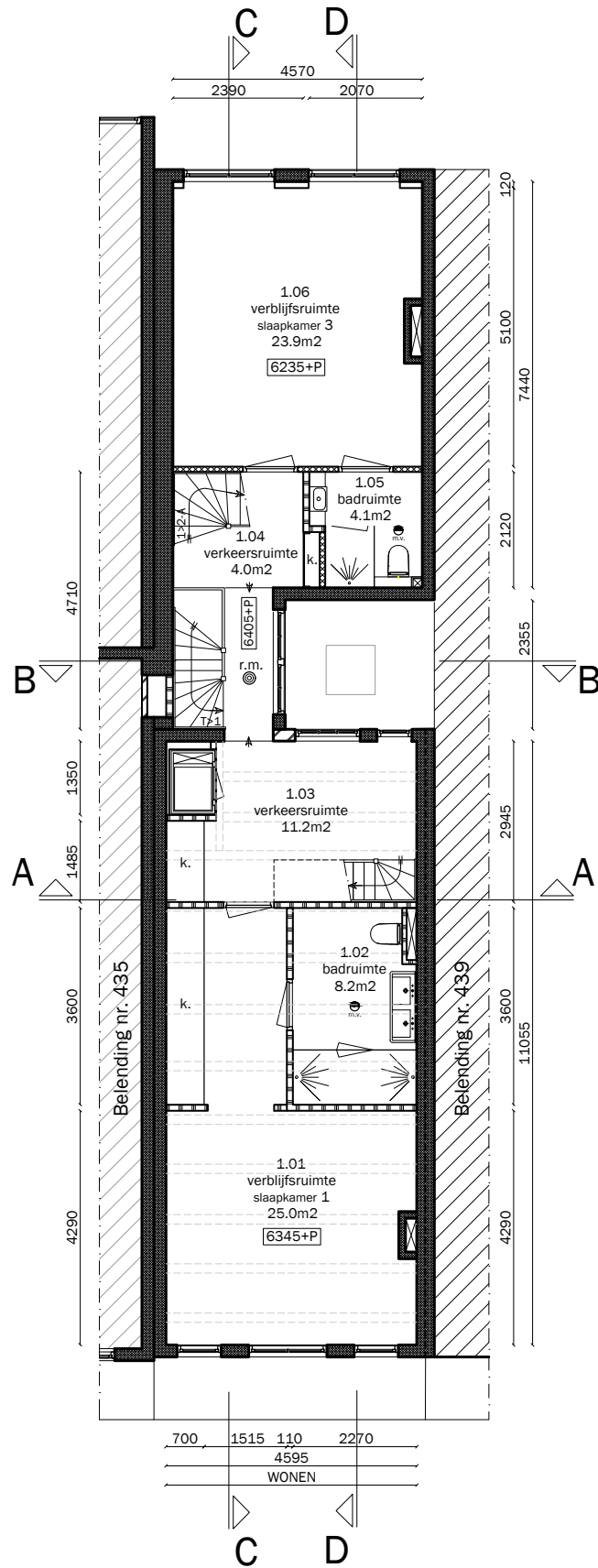
BEL-ETAGE



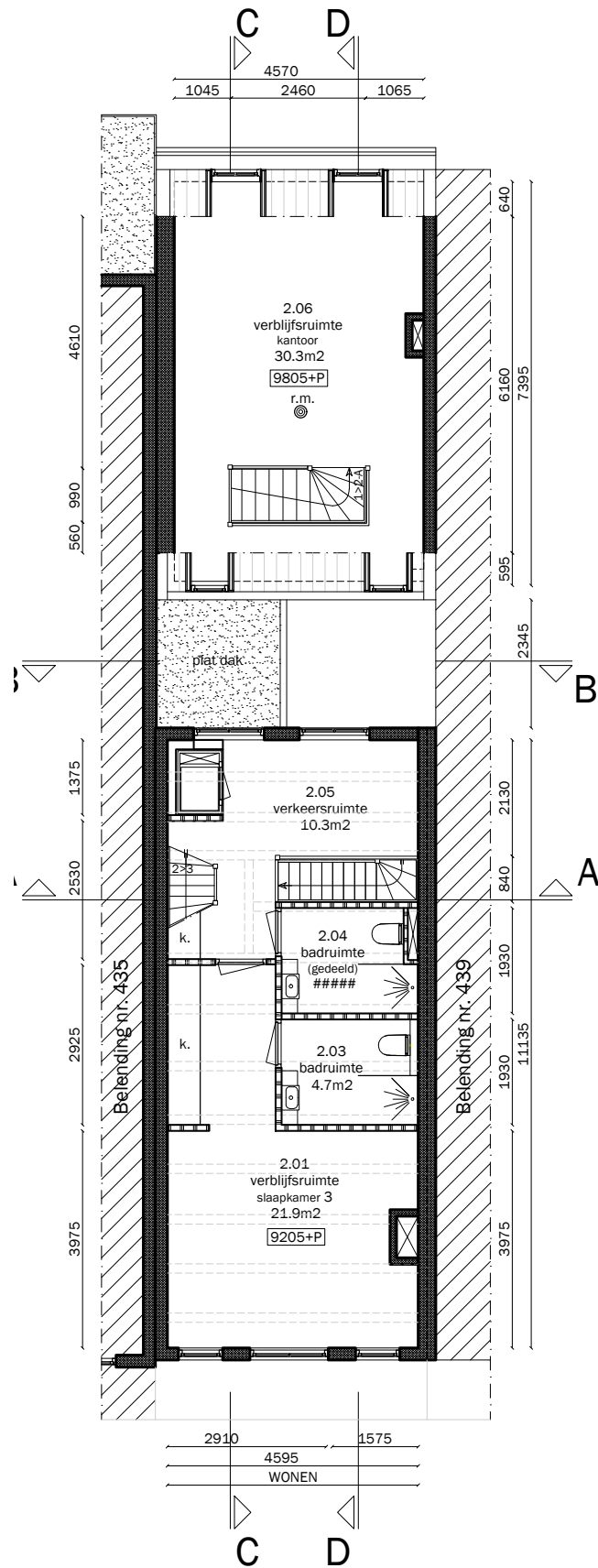
MEZZANINE



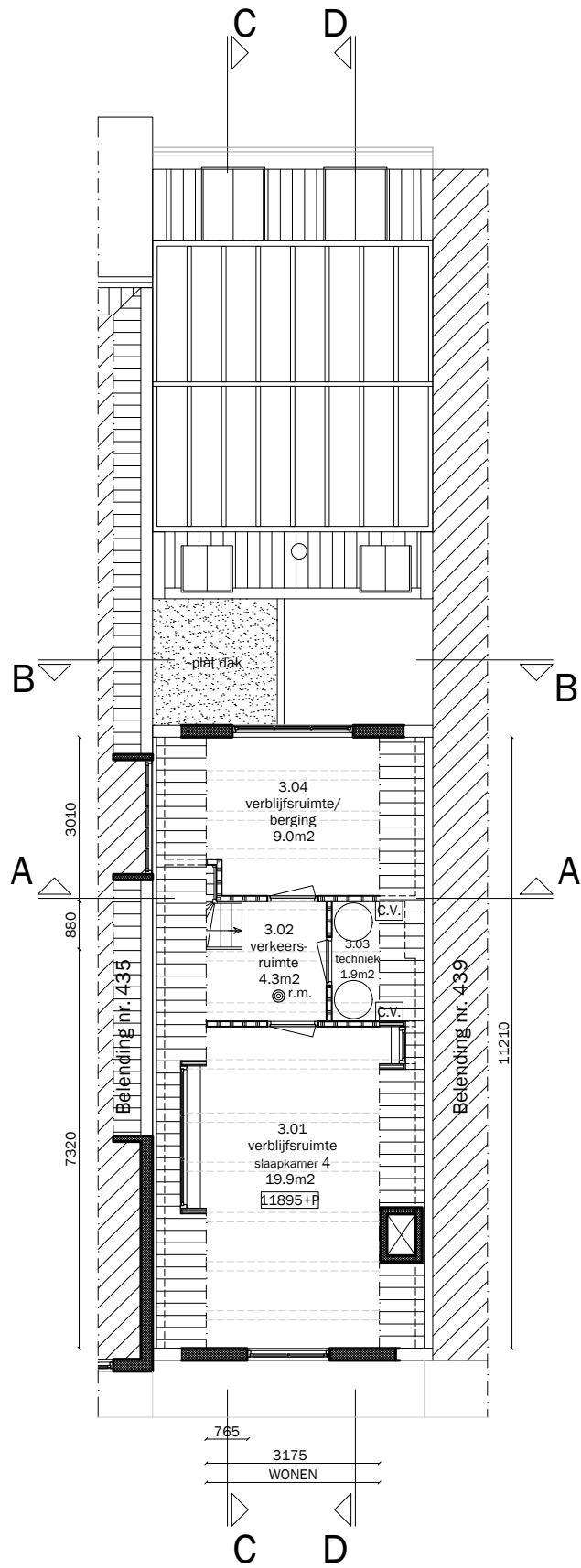
FIRST FLOOR



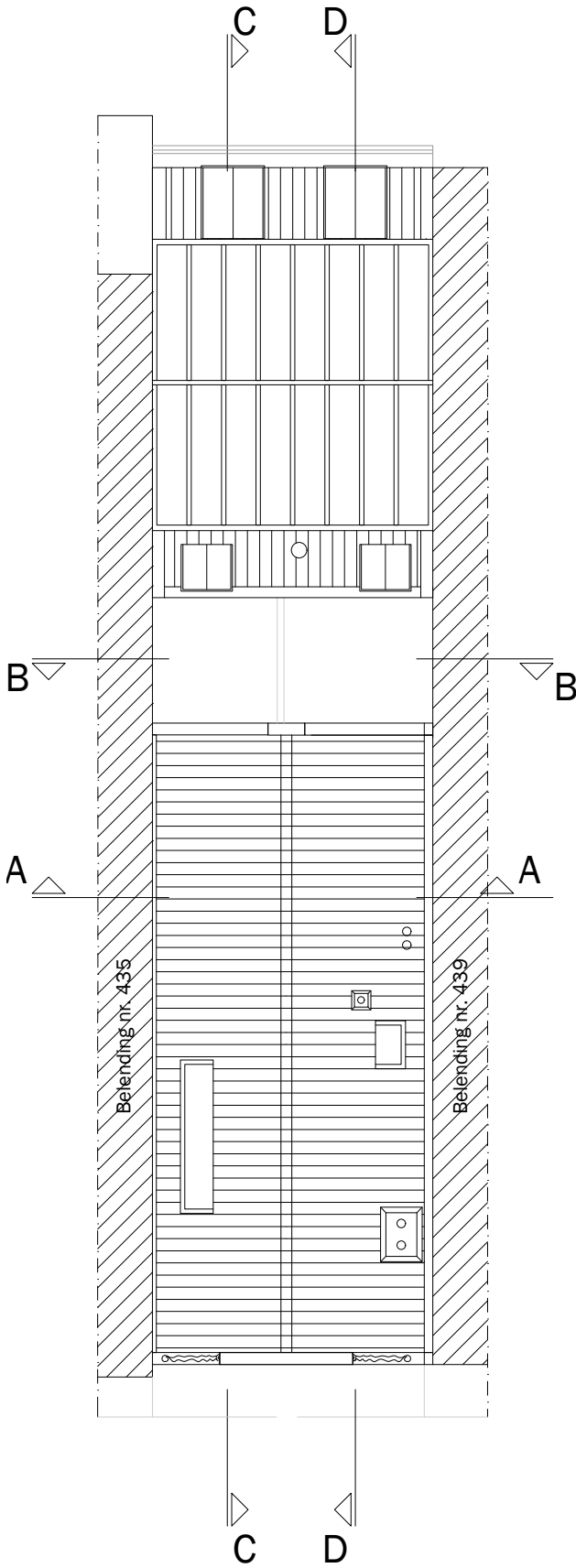
SECOND FLOOR



ATTIC



ROOF VIEW



FRONT



REAR FACADE REAR HOUSE

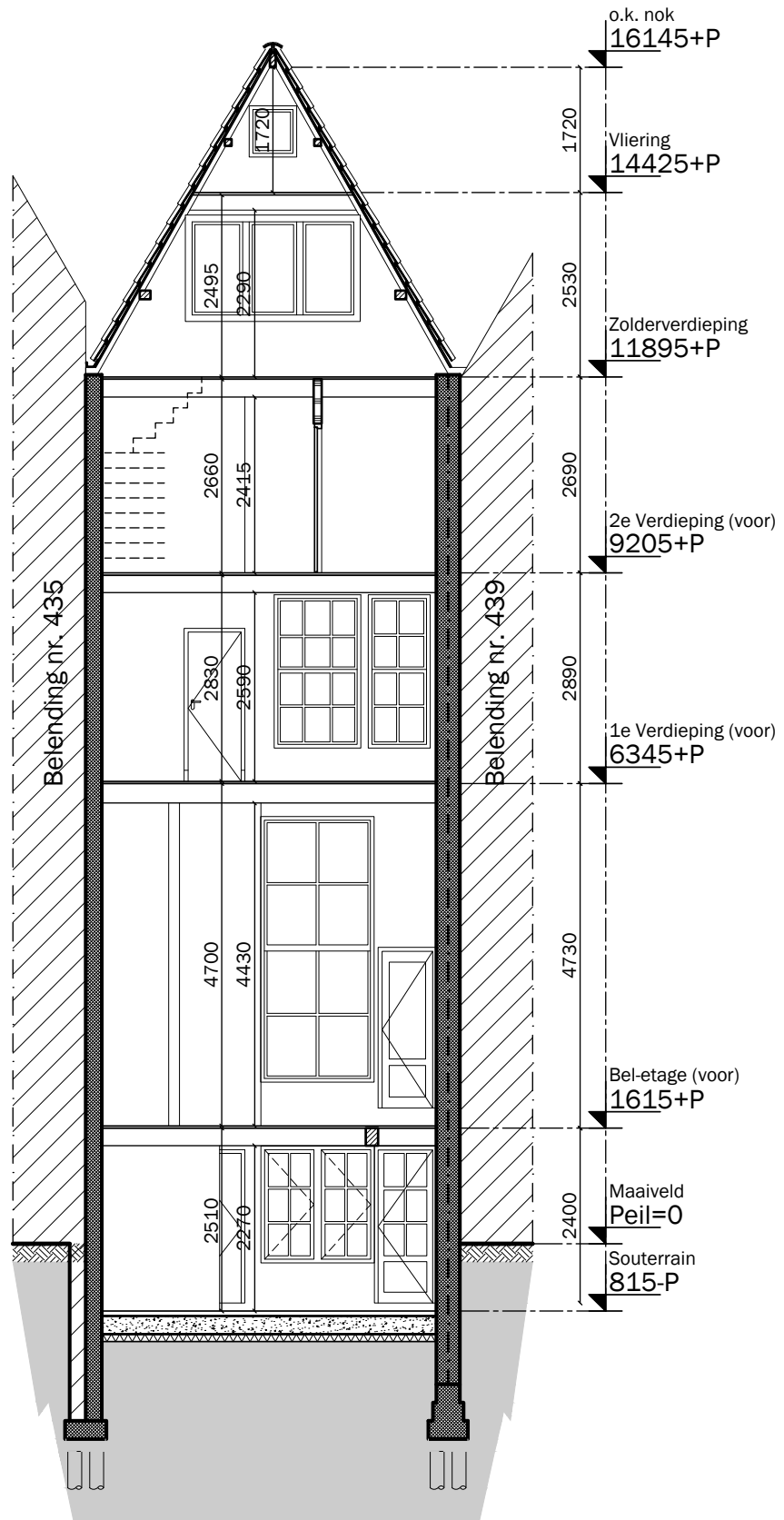


senlid)

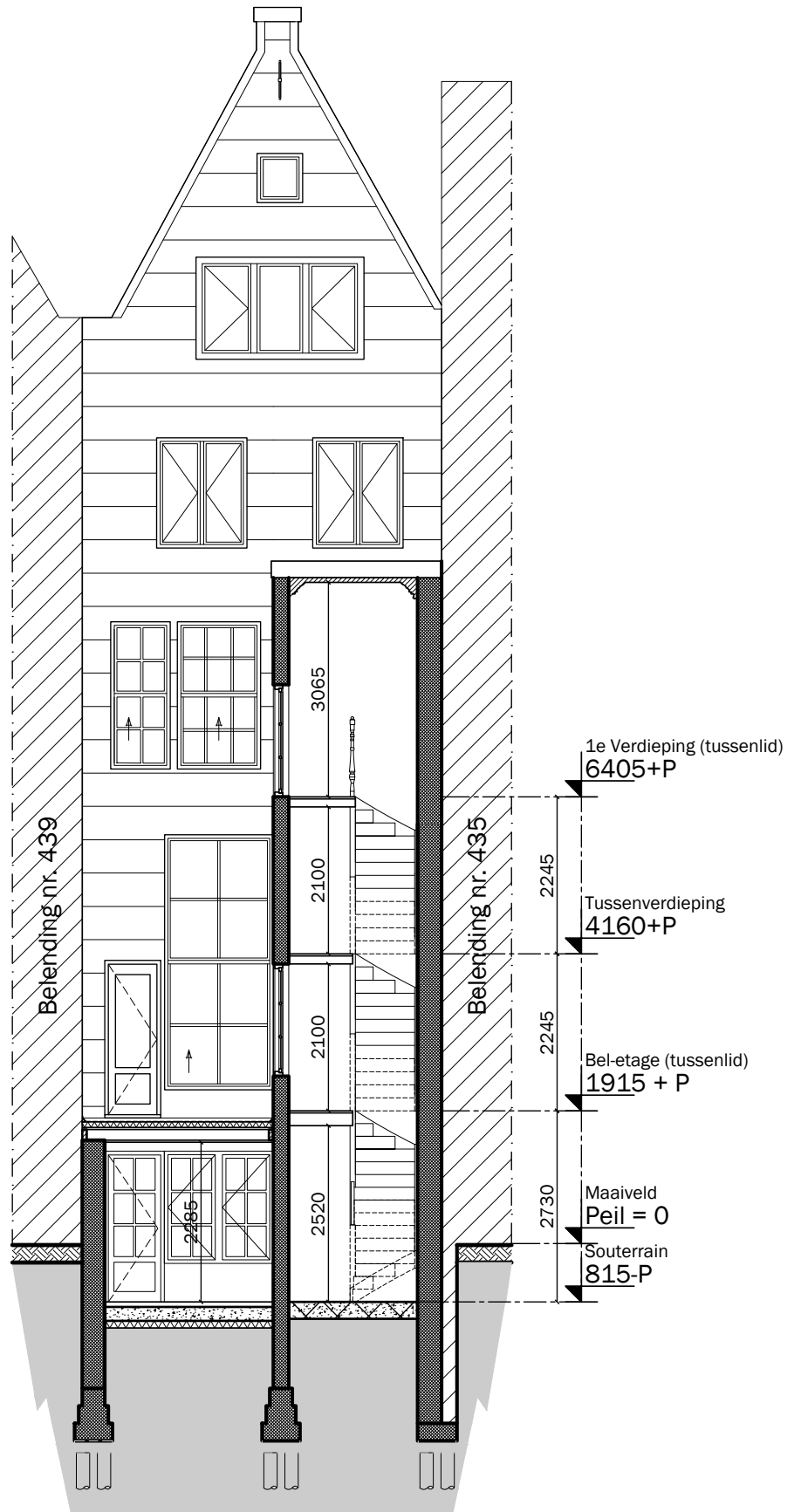
1e v

id)

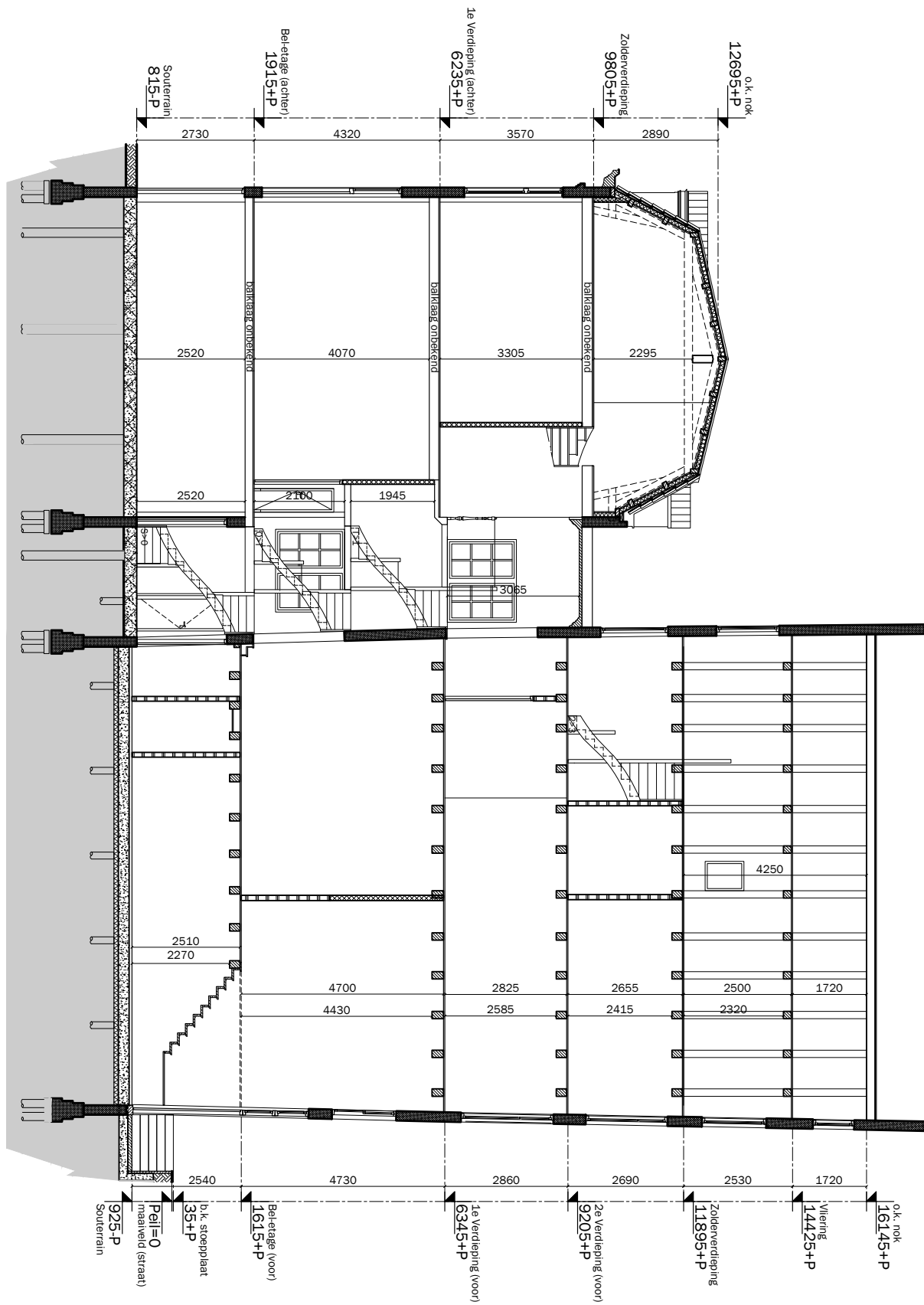
SECTION A-A



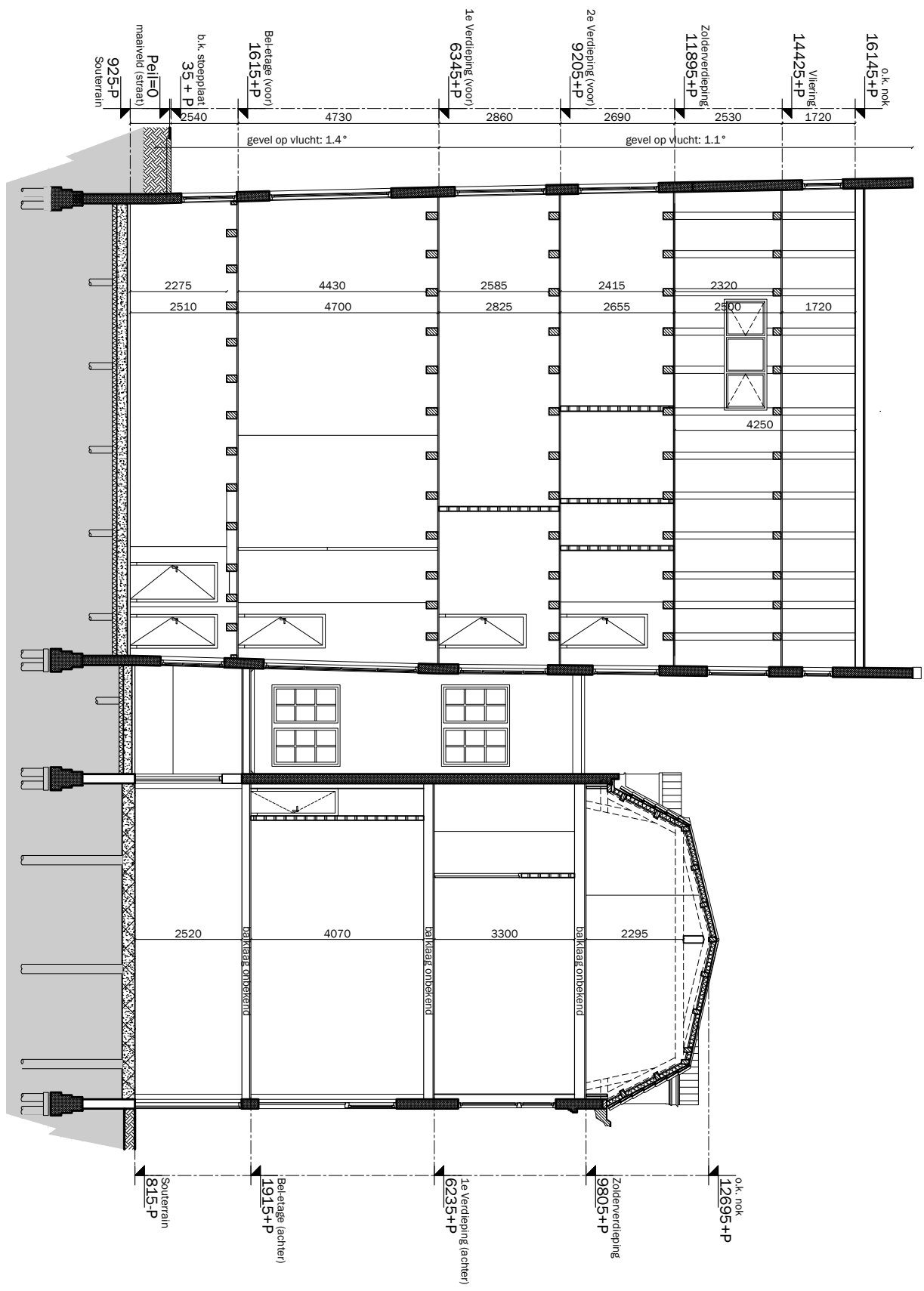
SECTION B-B



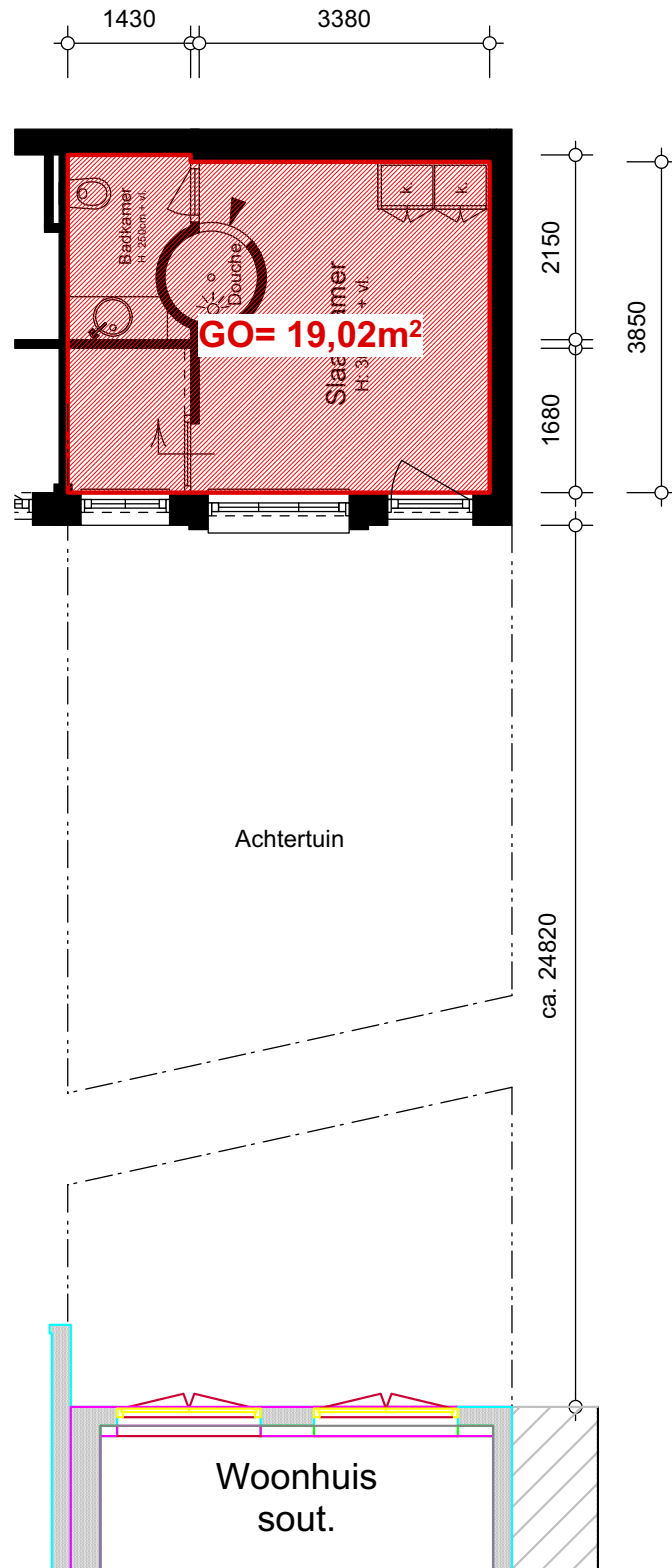
SECTION C-C



SECTION D-D



GARDEN HOUSE



SPECIFICATIONS

OBJECT

Type	Canal house
Type	Mid-terrace house
Year of construction	1654
Current use	Living space
Designated use	Living space/Working space/ Gallery

OUTDOOR SPACE

Back Garden	TXT
Size	113 m ² , almost 25 meters deep

PARTICULARITIES

- + National monument dating from approx. 1654
- + Freehold land
- + Twelve rooms
- + 25 metre deep garden
- + 20 m² garden house
- + Front and back house have to be merged and modernized
- + 5 storeys
- + NEN measurement report available, 408 m² total
- + Mixed use GD-1, living-working-galleries
- + Right in the city center next to Leidsegracht
- + In consultation with the owner the hull state can be renovated
- + Subject to acceptance

CHARACTERISTICS

Living area	408 m ²
Number of rooms	12X
Number of bedrooms	8
Volume	1.225 m ³
Building-related outdoor space	7 m ²

CADASTRAL

Municipality	Amsterdamt
Section	I
Plot number	8617
Plot size	225 m ²

MUNICIPALITY

- + No details known to the environmental service
- + No registrations known
- + No negative information known about the foundation

OWNERSHIP SITUATION

- + Freehold land

DESTINATION

- + Destination of this propertyt is living space/working space or gallery
- + There are similar properties in the area
- + Shops and public transport are within walking distance

