



CARLA  
VAN DEN BRINK

HERENGRACHT 49  
AMSTERDAM

Unique National Monument:

A Piece of History and pure enjoyment by the Canal

*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.*



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*Register Makelaar Taxateur*

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CHRISTIE'S  
INTERNATIONAL REAL ESTATE





## PROPERTY

This magnificent 6-storey National Monument, with its charm and rich history, is beautifully situated in a residential area (the only one along an Amsterdam canal) with little to no traffic and wide pedestrian sidewalks. At this tranquil stretch of the canal, you can enjoy outdoor dining or drinks in the evening sun..

With its imposing 3-window-wide facade and located on the west side of the Canal Belt, this property embraces its privileged position between the bustling heart of historic Amsterdam and the beloved Jordaan neighborhood. The house is surrounded by the beauty of famous canal houses and the vibrant atmosphere of the nearby 9 Streets, just a few minutes' walk from Central Station.

A detailed grayscale map of Amsterdam, showing various districts and landmarks. A dark blue callout box with a white border is positioned in the center of the map, containing the text 'CARLA VAN DEN BRINK'. The map includes labels for districts like AMSTERDAM-WEST, OUD-WEST, OUD-ZUID, and AMSTERDAM-ZUID, as well as landmarks such as the Rijksmuseum, Anne Frank Huis, and NEMO Science Museum. A dark blue bar is at the bottom of the page, containing project information and page numbers.

## CARLA VAN DEN BRINK

## LOCATION

The property is located in a highly sought-after location at the beginning of the Herengracht. Within easy walking distance of Central Station and close to supermarkets and the shopping street Haarlemmerstraat. Stepping outside, you'll find the authentic Amsterdam canal scene our capital city is globally known for. This beautiful location is around the corner from the Heren- and Prinsenstraat with renowned restaurants. And a little further, the famous 9 Streets and the western part of the Canal Belt with many small unique shops and restaurants. Within a few minutes' walk or bike ride, you can reach the well-known, but especially cozy Jordaan area, which boasts numerous restaurants and cafes and is perfect for a fun night out! The historic center of Amsterdam with its many museums and well-regarded restaurants, the music building just a few minutes' bike ride away, and further on the opera and concert hall.



This historic property, on its own land, dates back to 1580/1665 and has stories to tell for centuries. In 2003-2005, the current owner lovingly and respectfully renovated it, preserving its historic and monumental structure and details.

Among other things, a new central heating system with pipes, radiators, and two boilers was installed, the flat roofs, gutters, and downspouts were renewed, all pipes were replaced, and the electrical installation was updated. The roof was insulated and reshingled. The original 17th-century roof tiles could be laid back on the roof. Three new bathrooms and a completely new kitchen were also installed.

The rear facade of the main house was reinforced with a metal frame. During this restoration, a building historical study was conducted, allowing the different construction phases of this house (1580/1665, 1750, 1805, 1900, 1963, and 2003-2005) to be well recognized.







## LAYOUT

Every corner of this property exudes historical grandeur.

Enter the property through two separate entrances, one on the ground floor and one at basement level. The 17th-century exterior staircase of the classic stoop leads to the ground floor. The front door leads you to the hall and the rear corridor with a marble floor and wainscoting. The corridor still has its original marble fountain. The front room has a beautiful height of almost 6 meters. A ceiling with impressive sturdy beams from 1665.

The beautiful marble fireplaces with functioning fireplaces provide extra warmth and atmosphere in the

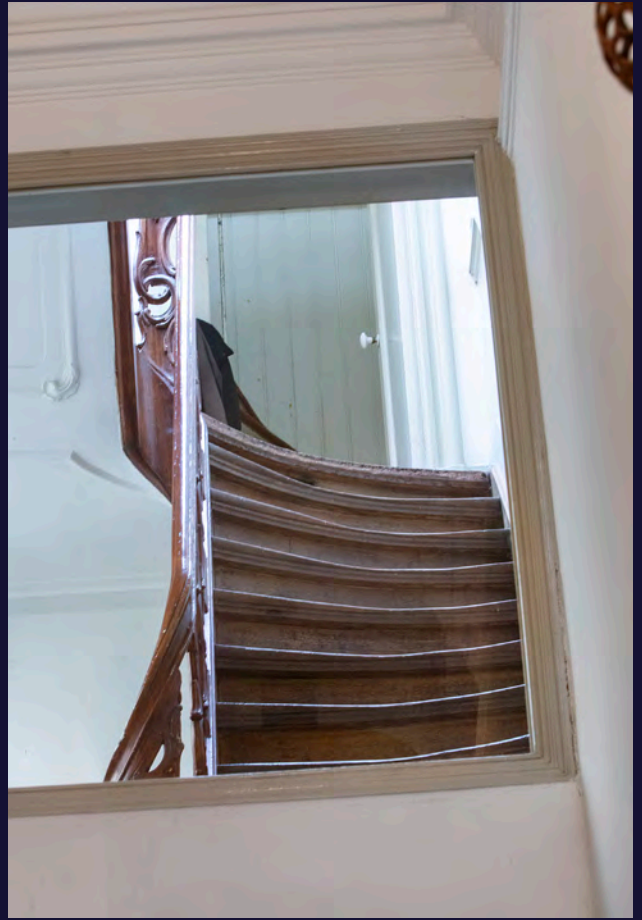
cold months. The large windows with atmospheric muntin bars provide plenty of light from the front and back. At the back of the front room is a special toilet that is also accessible from the patio. The patio floor has just been completely redone.

The kitchen with various built-in appliances is located in the rear house and also provides access to the spacious basement. The old vault between kitchen and basement houses the wine cellar. There is also a bathroom with shower and toilet in the basement.

On the mezzanine floor in the rear house is a good-sized room with a beautiful fireplace, ideal as a study or bedroom.









THE FRONT ROOM HAS A BEAUTIFUL HEIGHT OF ALMOST 6 METERS. A CEILING WITH IMPRESSIVE STURDY BEAMS FROM 1665.



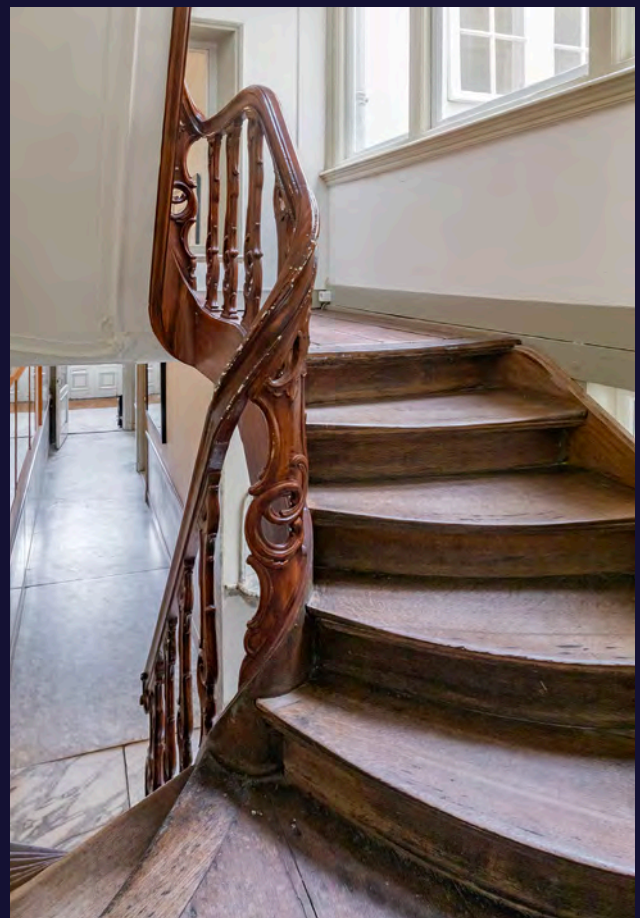
A classic wooden staircase with beautiful details reveals floors full of character. The hall on the first floor is exceptionally light due to the skylight. At the front is a living room with beautiful ornamental ceiling. The three large windows provide a fantastic view of the canal. Here too, a beautiful 18th-century fireplace and wooden floor laid in herringbone pattern. At the rear of the living room, against the light well of the patio, is a very atmospheric room which is used as a library. In the rear house on this floor is a spacious characteristic bedroom with authentic and very comfortable alcove bed.

The stairs between the living room and library lead you to the front house on the second floor. Here is the master bedroom at the front with well-designed wardrobes disguised as partition walls. At the rear, there is an open, spacious, and very bright bathroom with walk-in shower, toilet, and sink at the rear.

In the middle, a staircase leads to the attic floor. Here is a studio with a living area at the front. On the side is a kitchenette. At the rear, there is a sleeping area with a toilet. The wooden beam construction is visible and creates a lot of atmosphere. This space has plenty of light all day round, partly due to a series of side windows installed in 2005. At the front are French doors with evening sun until sunset and a view of the Westerkerk tower. Because of the consistently beautiful light and view, this space is used by the owners as a hangout spot.

In the middle of this floor is a staircase that takes you to the attic with original hoist wheel and a hatch with wide view at the rear.

In the rear house on the top floor is another good-sized bedroom with plenty of light and its own modern bathroom (renovated in 2021) with walk-in shower, toilet, and sink. The rear house has its own boiler.









A CLASSIC WOODEN  
STAIRCASE WITH  
BEAUTIFUL DETAILS  
REVEALS FLOORS  
FULL OF CHARACTER









AT THE REAR OF THE LIVING ROOM,  
AGAINST THE LIGHT WELL OF  
THE PATIO, IS A VERY ATMOSPHERIC  
ROOM WHICH IS USED AS A LIBRARY.







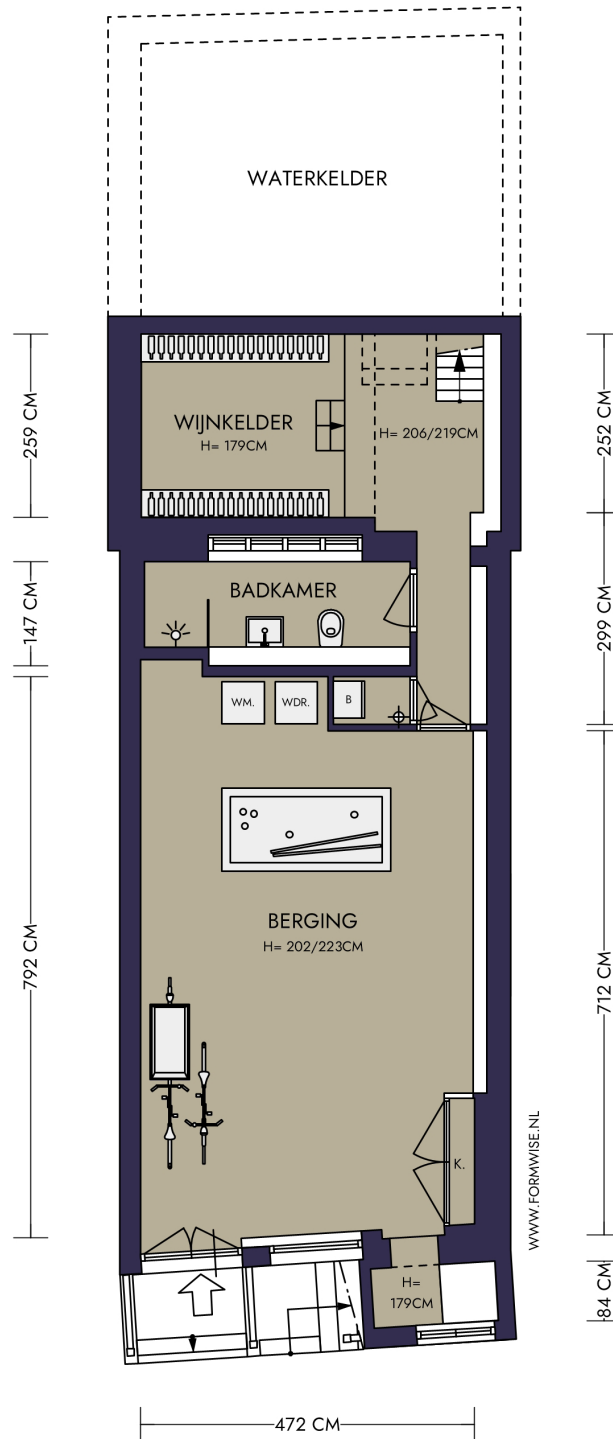
THE WOODEN BEAM  
CONSTRUCTION  
IS VISIBLE AND  
CREATES A LOT OF  
ATMOSPHERE.





LET YOURSELF BE ENCHANTED  
BY THE TIMELESS ELEGANCE  
AND THE POSSIBILITIES THAT  
THIS SPECIAL PROPERTY OFFERS.  
THIS IS NOT JUST A HOUSE  
AND AN OPPORTUNITY TO BE PART  
OF AMSTERDAM'S RICH HISTORY  
BUT ABOVE ALL A PLACE TO ENJOY  
TO THE FULLEST.

# BASEMENT

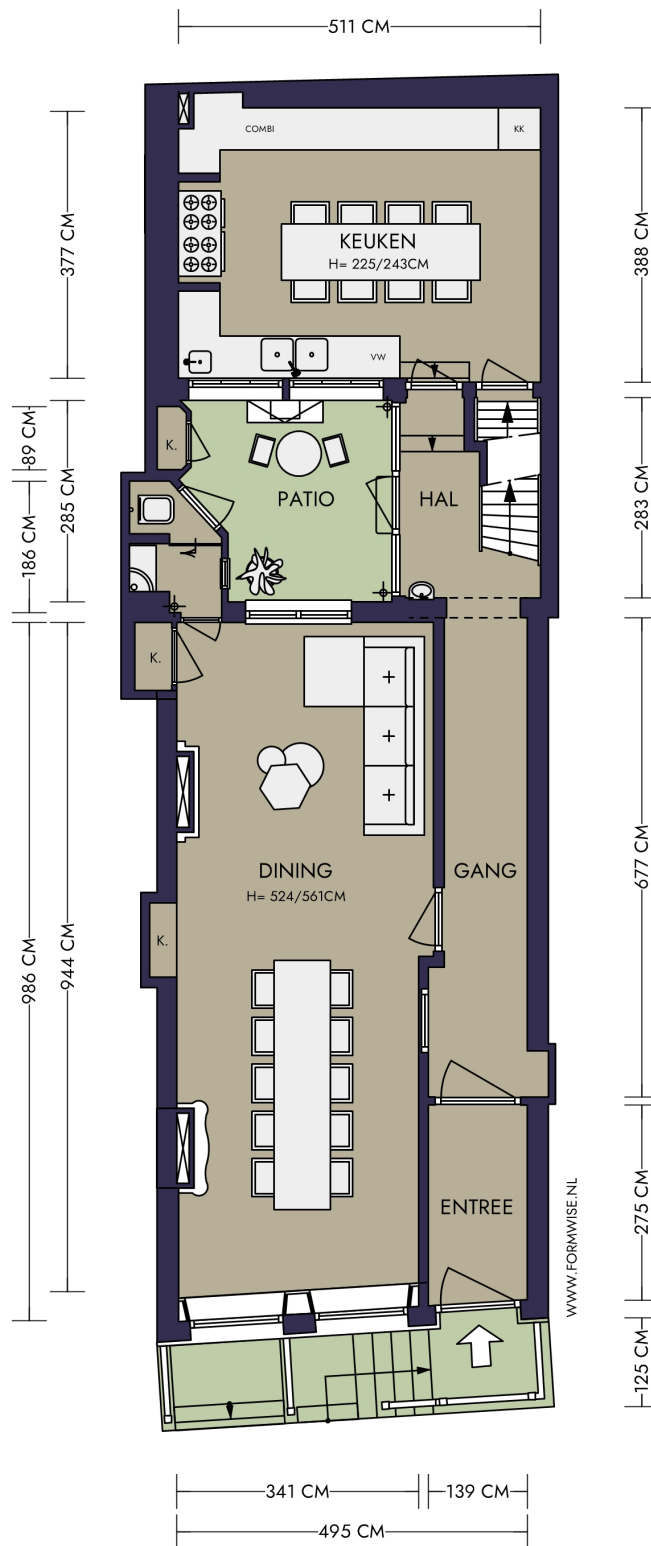


## NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	62,13 M <sup>2</sup>
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.



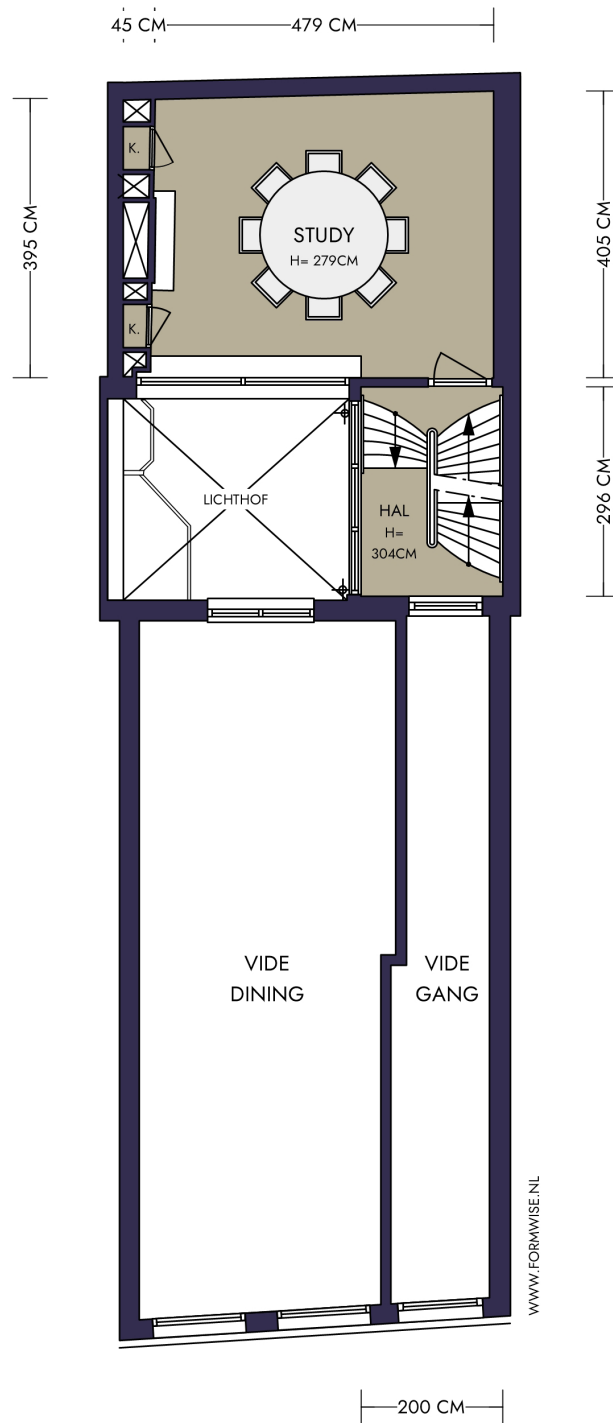
# GROUND FLOOR



## NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	77,32 M <sup>2</sup>
OVERIGE INPANDIGE RUIMTE	0,36 M <sup>2</sup>
GEBOUWGEBONDEN BUITENRUIMTE	7,46 M <sup>2</sup>
EXTERNE BERGRUIMTE	N.V.T.

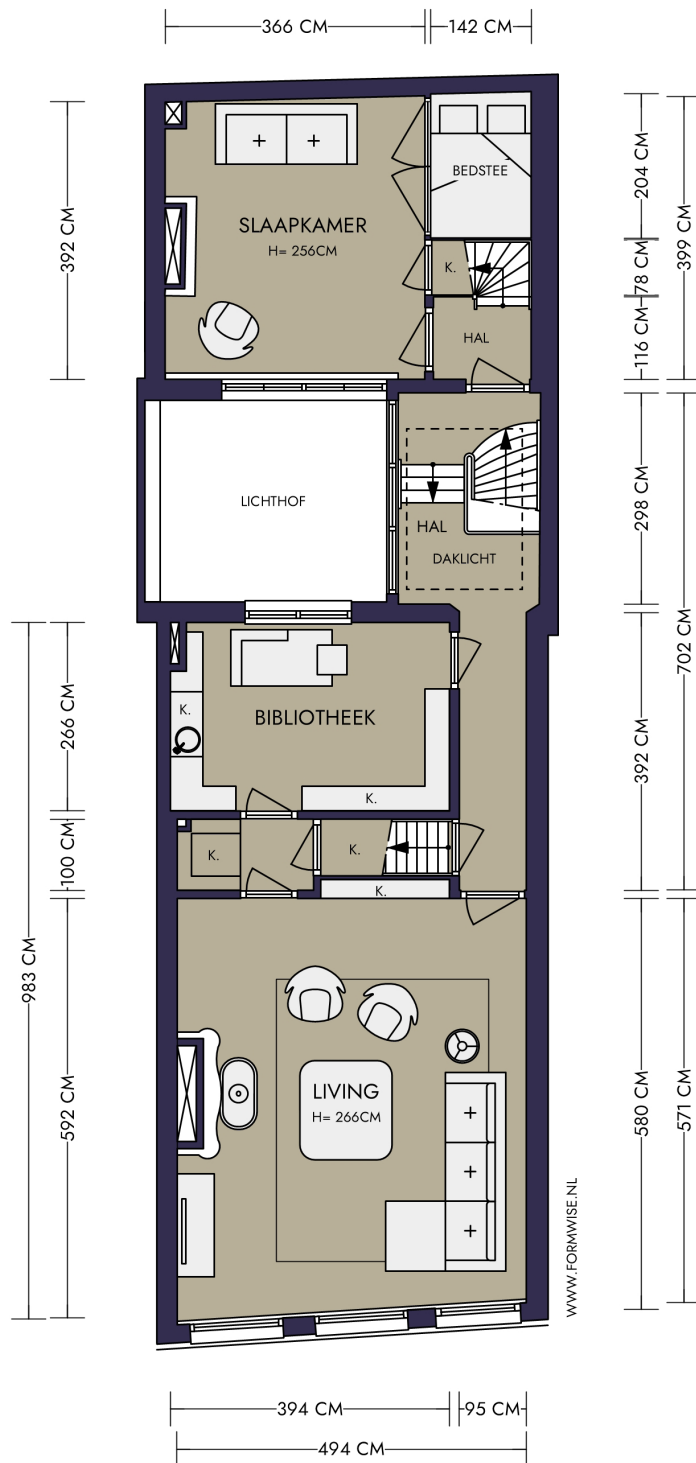
# MEZZANINE FLOOR



## NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	26,22 M <sup>2</sup>
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

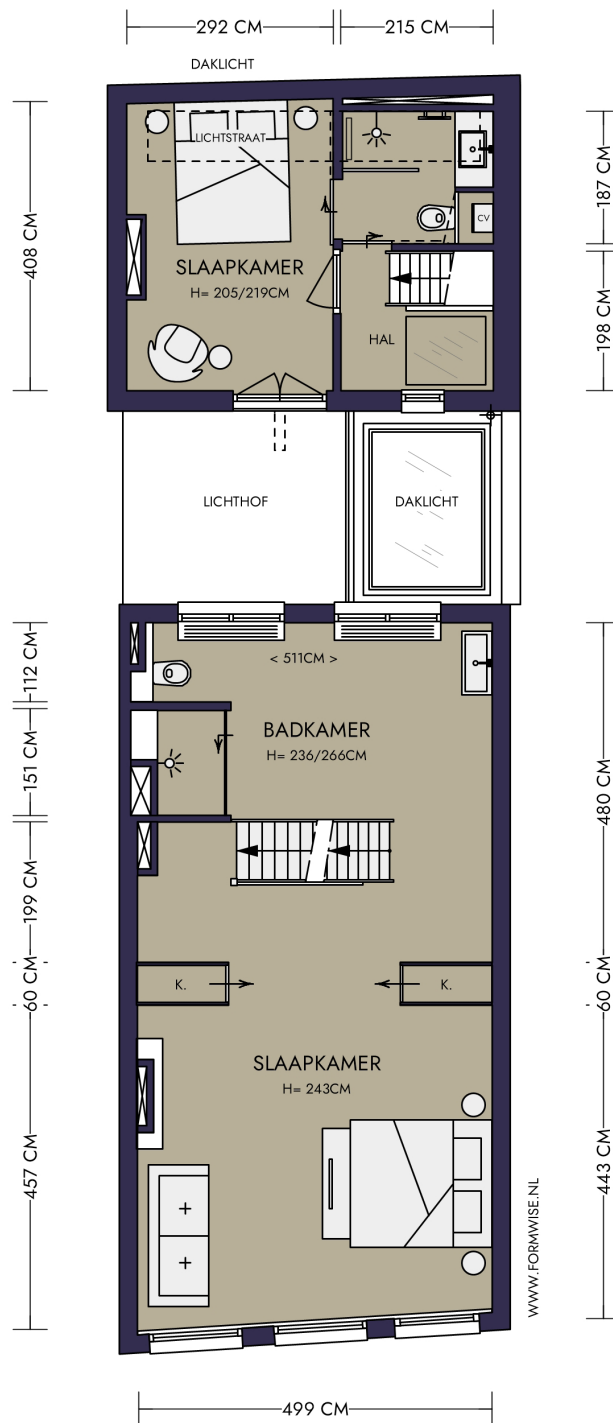
# FIRST FLOOR



## NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	75,11 M <sup>2</sup>
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

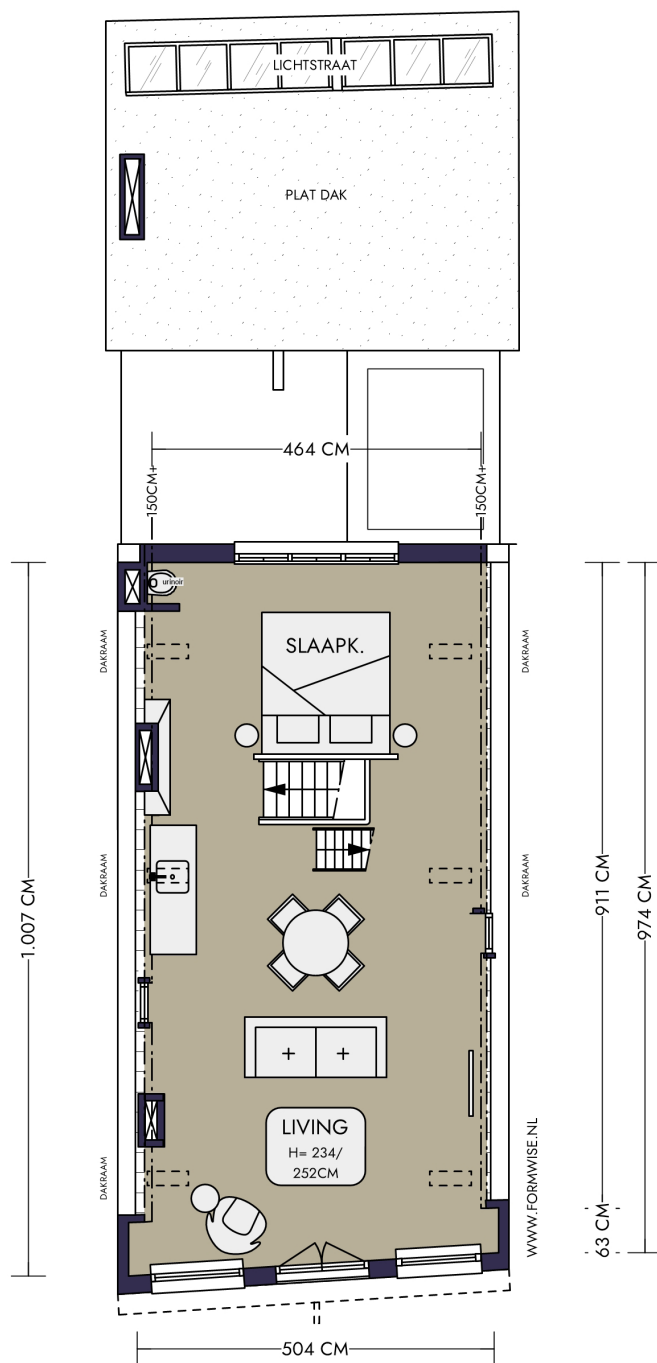
# SECOND FLOOR



## NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	70,17 M <sup>2</sup>
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

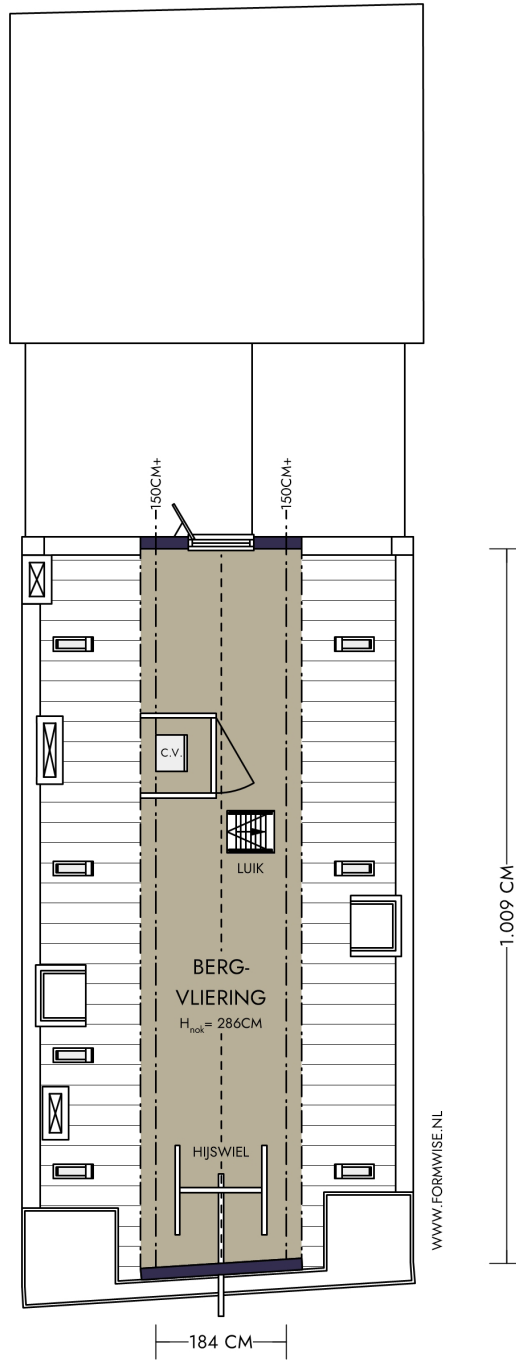
# THIRD FLOOR



## NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	46,44 M <sup>2</sup>
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

# ATTIC



## NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	N.V.T.
OVERIGE INPANDIGE RUIMTE	18,50 M <sup>2</sup>
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

# SPECIFICATIONS

## OBJECT

Type:	Canal house
Type:	Semi detached house
Year of construction:	1638
Current use:	Living space
Current destination:	Living space

## OUTDOOR SPACE

Patio/Atrium

## DESTINATION

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

## PARTICULARITIES

- + 6-story canal house
- + National monument
- + Located on almost car-free and newly renovated quay
- + Private land
- + Thoroughly renovated in 2003-2005

## CHARACTERISTICS

Living area	357 m <sup>2</sup>
Number of rooms	11
Number of bedrooms	5
Content	1.344 m <sup>3</sup>
Building-related outdoor space:	7 m <sup>2</sup>

## CADASTRAL

Municipality:	Amsterdam
Section:	M
Plot number:	5636
Plot area:	99 m <sup>2</sup>

## MUNICIPALITY

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

## OWNERSHIP SITUATION

- + Full ownership

