



CARLA
VAN DEN BRINK

HERENGRACHT 291 AMSTERDAM

This magnificent, charming canal house spans 313 square meters and features a rooftop terrace. The property is in excellent condition, having been renovated and maintained with great care and attention to detail. It boasts an eclectic classical style with many beautiful details and offers optimal living comfort with its high ceilings, luxurious finishes, and practical layout.

*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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The Herengracht 291 is located in the heart of Amsterdam, in a beautiful area. This historic canal is one of the most prestigious and well-known canals in the city. The Herengracht is part of the canal belt, which is listed as a UNESCO World Heritage site.

The surroundings of Herengracht 291 are filled with stunning mansions, stately facades, and charming canal houses. It is an area with a rich history and unique architecture. Along the canal, you will also find various shops, restaurants, cafes, and boutiques.



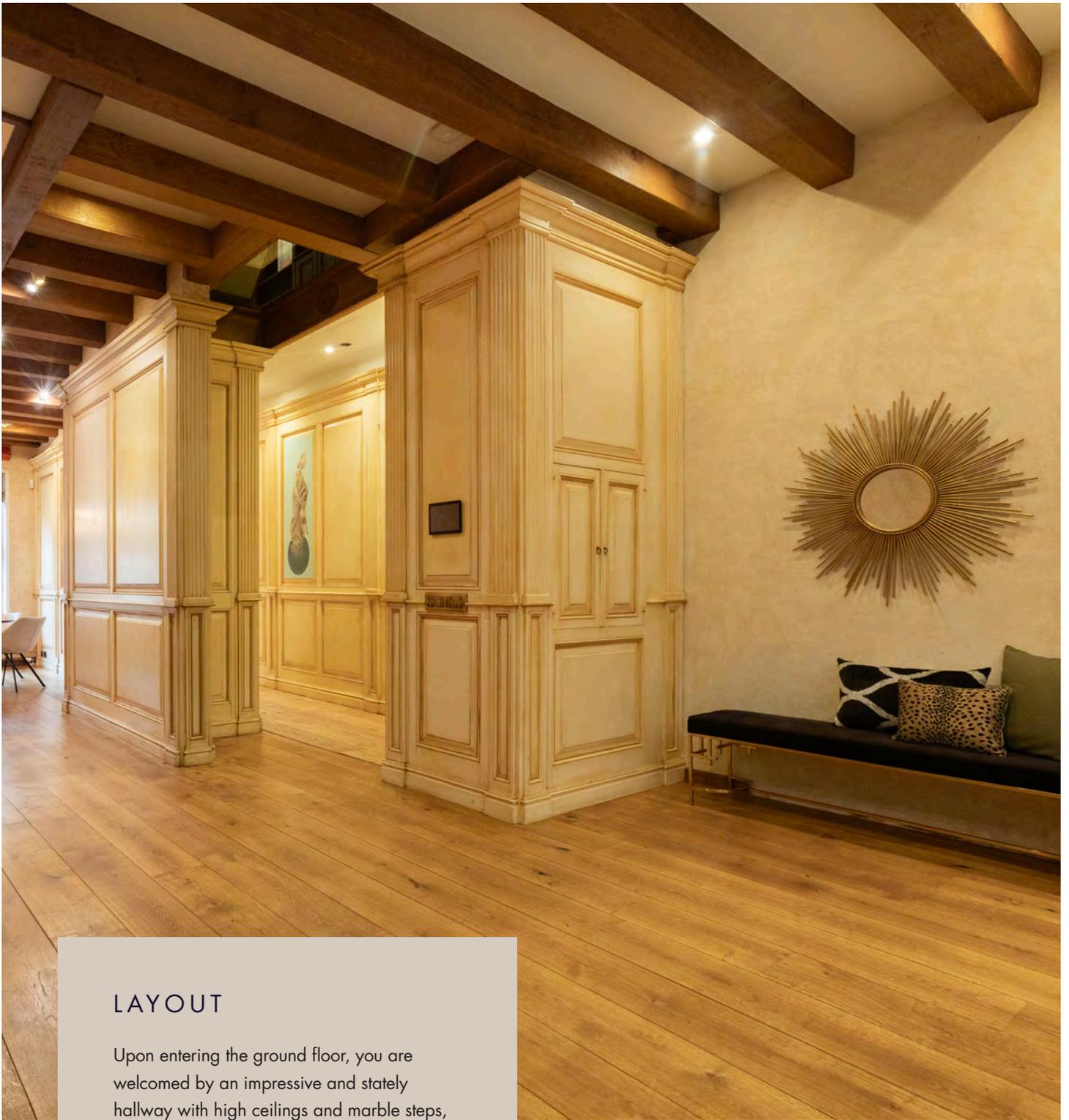
SURROUNDINGS

It is delightful to stroll along the canals and enjoy the picturesque view. In the summer, you often see boats and tour boats passing by. You can also take a boat tour to explore the city from the water.

Within walking distance of Herengracht 291, you will find various cultural attractions, such as the Anne Frank House, the Westerkerk, and the Royal Palace on Dam Square. The Nine Streets and the lively Jordaan neighborhood are also nearby, where you will find charming markets, cafes, and a wide variety of shops.

In summary, the surroundings of Herengracht 291 offer a mix of historical charm, cultural attractions, and cozy amenities. It is a place where you can enjoy the beautiful surroundings and the vibrant atmosphere of Amsterdam.





LAYOUT

Upon entering the ground floor, you are welcomed by an impressive and stately hallway with high ceilings and marble steps, evoking a sense of grandeur. Along the corridor, you can admire beautiful wooden panels with exquisite paintings, while a convenient cloakroom provides necessary storage space. The floor is covered with beautiful wooden flooring, and the presence of exposed beams and a wide, detailed staircase creates a warm and inviting atmosphere.



THE KITCHEN

The kitchen of this property is of exceptional quality, thanks in part to the presence of a “La Cornue” stove. La Cornue is known for creating exceptional stoves for true gourmets and gastronomes. The materials in this kitchen have been carefully chosen for their high-quality and durability. For a cooking enthusiast, this is a true paradise! The kitchen is bathed in natural light thanks to the presence of a skylight above. Additionally, there is a built-in air curtain to keep the dining area warm during colder days. The kitchen offers ample storage and workspace, including an integrated solid chopping block and high-quality built-in appliances from the Miele brand. These include a large double refrigerator, freezer, steam oven, 2 warming drawers, combination oven/microwave, dishwasher, luxury range hood, and an authentic ‘La Cornue’ stove with 4 gas burners, a wok burner, a griddle plate, a teppanyaki griddle, and a double oven. Furthermore, there is a goods lift that serves the entire house, adding extra convenience to life in this residence.







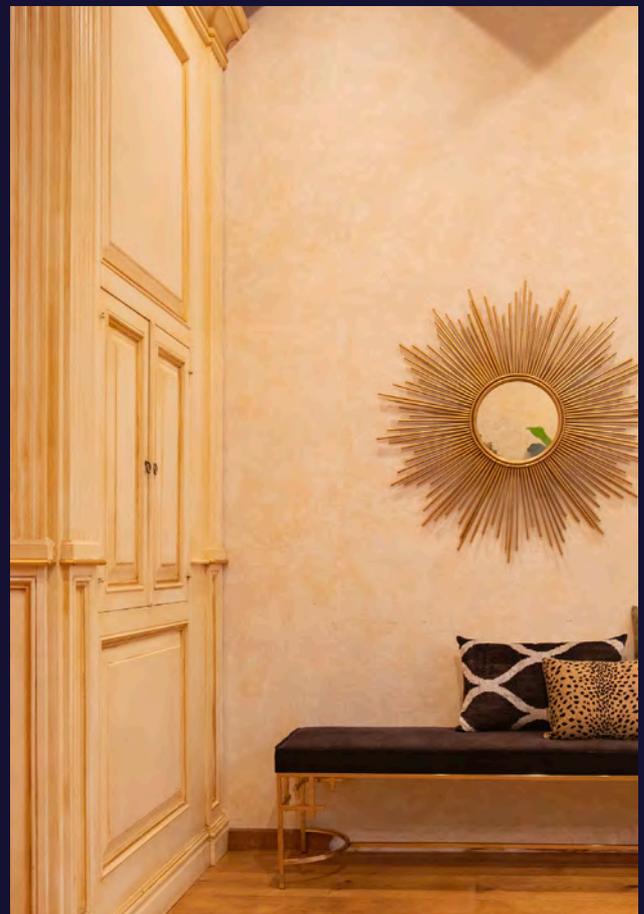




THE DINING ROOM

The dining room is located at the front of the property and offers a beautiful view of the canal. Here, you will find an authentic marble fireplace that provides extra warmth and coziness during the colder months.





FURTHERMORE,
THERE IS A GOODS
LIFT THAT SERVES
THE ENTIRE HOUSE,
ADDING EXTRA
CONVENIENCE
TO LIFE IN THIS
RESIDENCE.





THE LIVING ROOM

Via the impressive staircase, you reach the first floor, where the cozy living room is located at the front. Once again, you will find a beautiful original fireplace here. At the rear, beautiful built-in cabinets have been realized, creating a perfect space for a library and a comfortable chair to enjoy a good book. A door leads to the approximately 16-square-meter rooftop terrace, which features skylights above the kitchen. Additionally, there is a spacious toilet with a sink.





HERE, YOU WILL FIND AN AUTHENTIC MARBLE FIREPLACE THAT PROVIDES EXTRA WARMTH AND COZINESS DURING THE COLDER MONTHS.







SECOND FLOOR

On the landing of the staircase leading to the second floor, you will find more tasteful built-in cabinets in the hallway. The second floor houses the master floor, where you will find a spacious bedroom at the front of the property. The bedroom features wide windows that allow you to enjoy a beautiful view of the canal and the green treetops. Between the bedroom and the ensuite bathroom, there is a generous walk-in wardrobe with convenient ceiling-height built-in closets. The luxurious ensuite bathroom boasts a freestanding bathtub, spacious walk-in shower with a seating area, double sink, designer radiator, and a separate section with a toilet and bidet. The windows at the rear and the skylight in the toilet area provide an abundance of natural light.









THE WINDOWS AT THE REAR AND THE SKYLIGHT IN THE TOILET AREA PROVIDE AN ABUNDANCE OF NATURAL LIGHT.





THIRD FLOOR

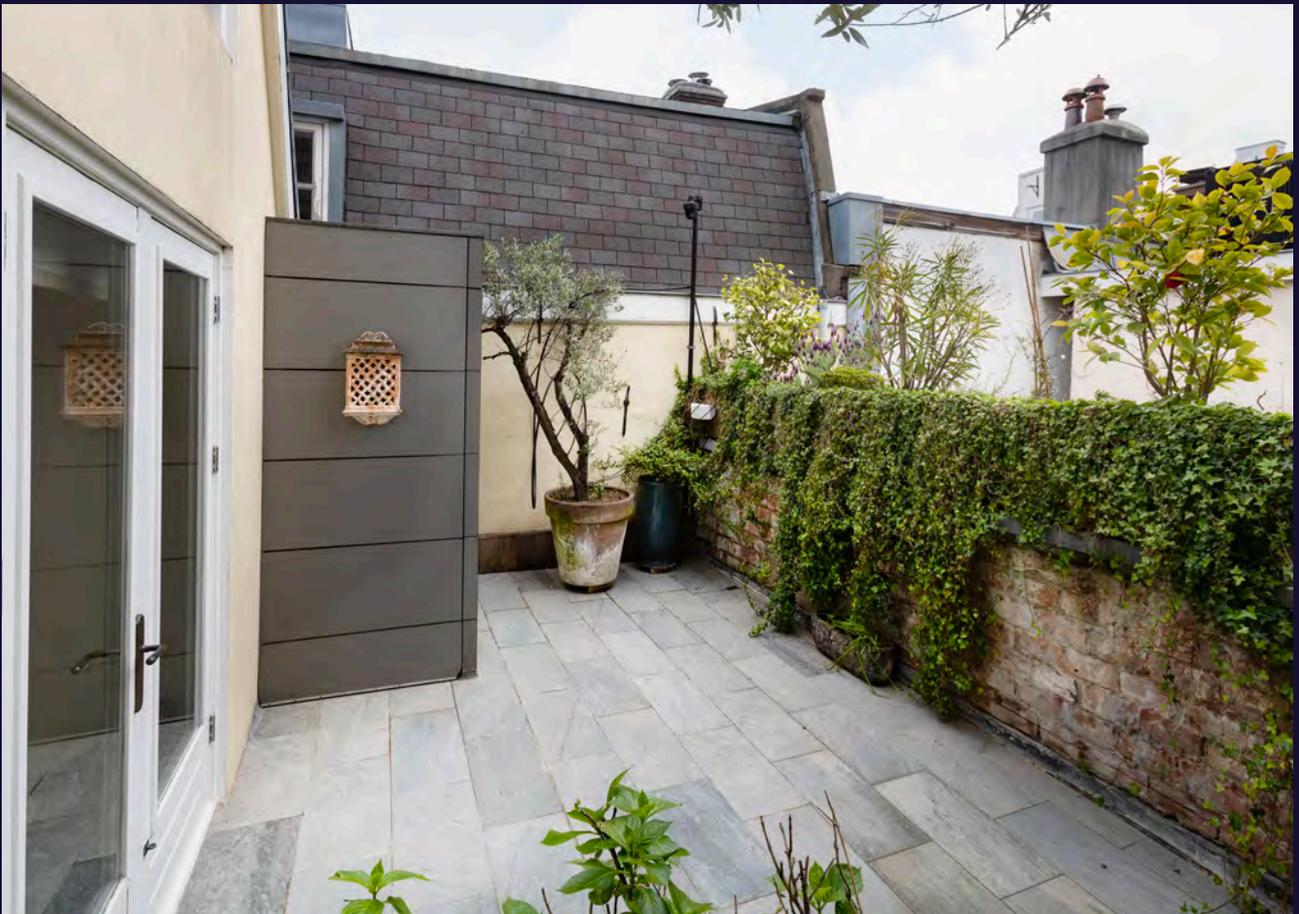
On the third floor, there is a second spacious and charming bedroom, once again featuring plenty of built-in closets. Additionally, on this floor, you will find a second luxurious bathroom, adorned with beautiful mosaic tiles, a walk-in shower, a toilet, and a sink. At the rear of this floor, double French doors provide access to the beautifully landscaped and green terrace. This terrace offers an oasis of peace, privacy, and shelter.

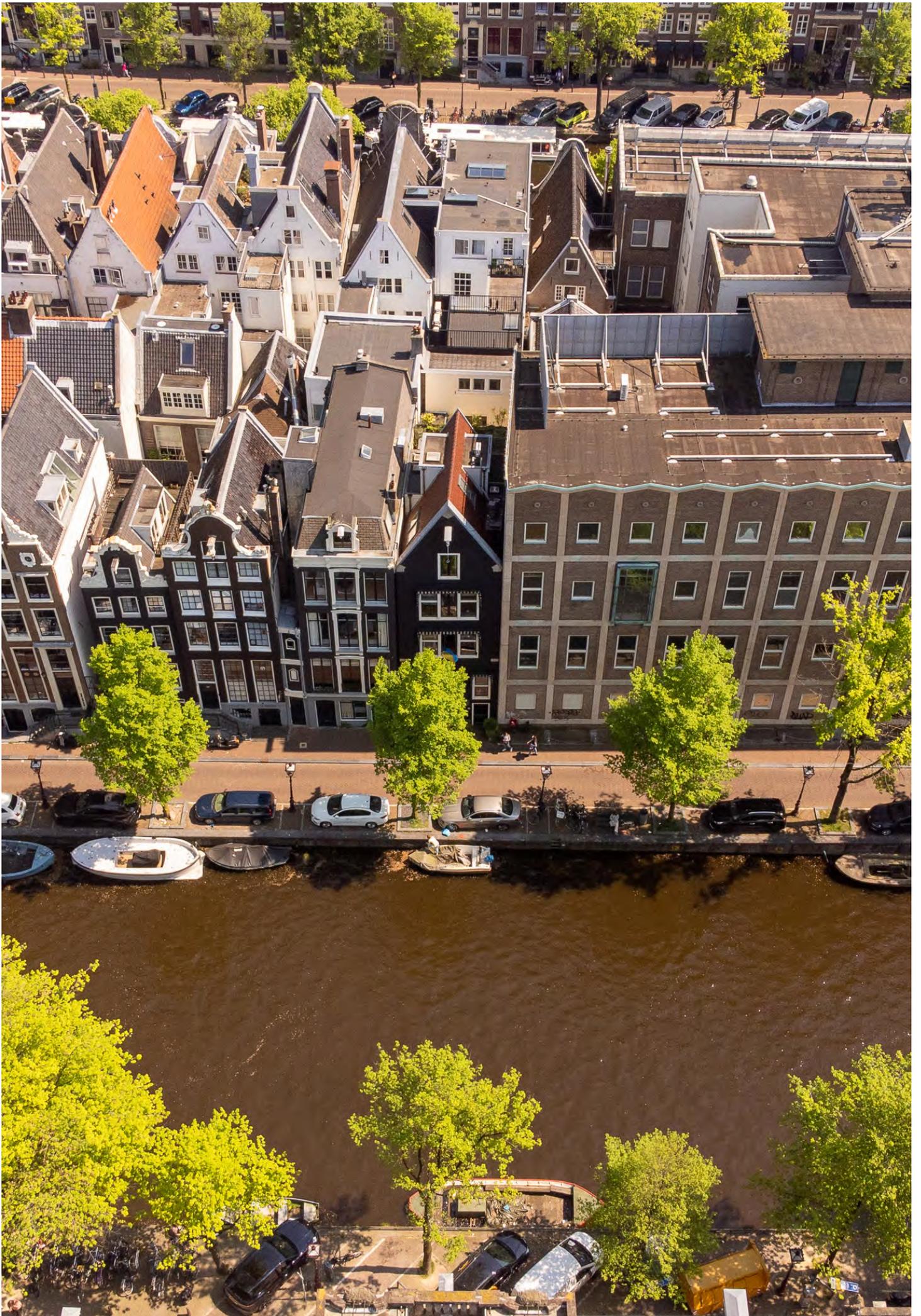




AT THE REAR OF THIS FLOOR, DOUBLE FRENCH DOORS PROVIDE ACCESS TO THE BEAUTIFULLY LANDSCAPED AND GREEN TERRACE.



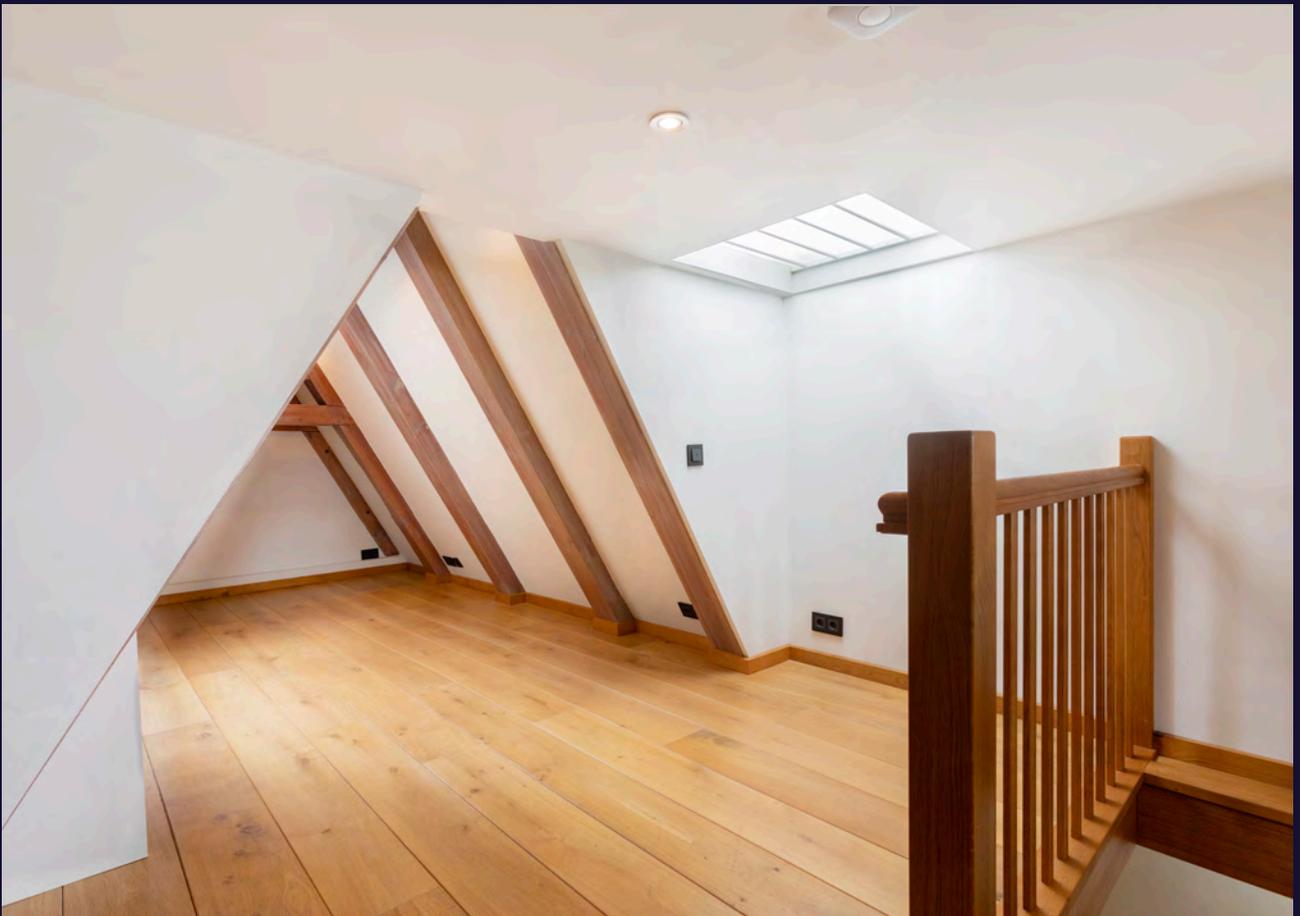




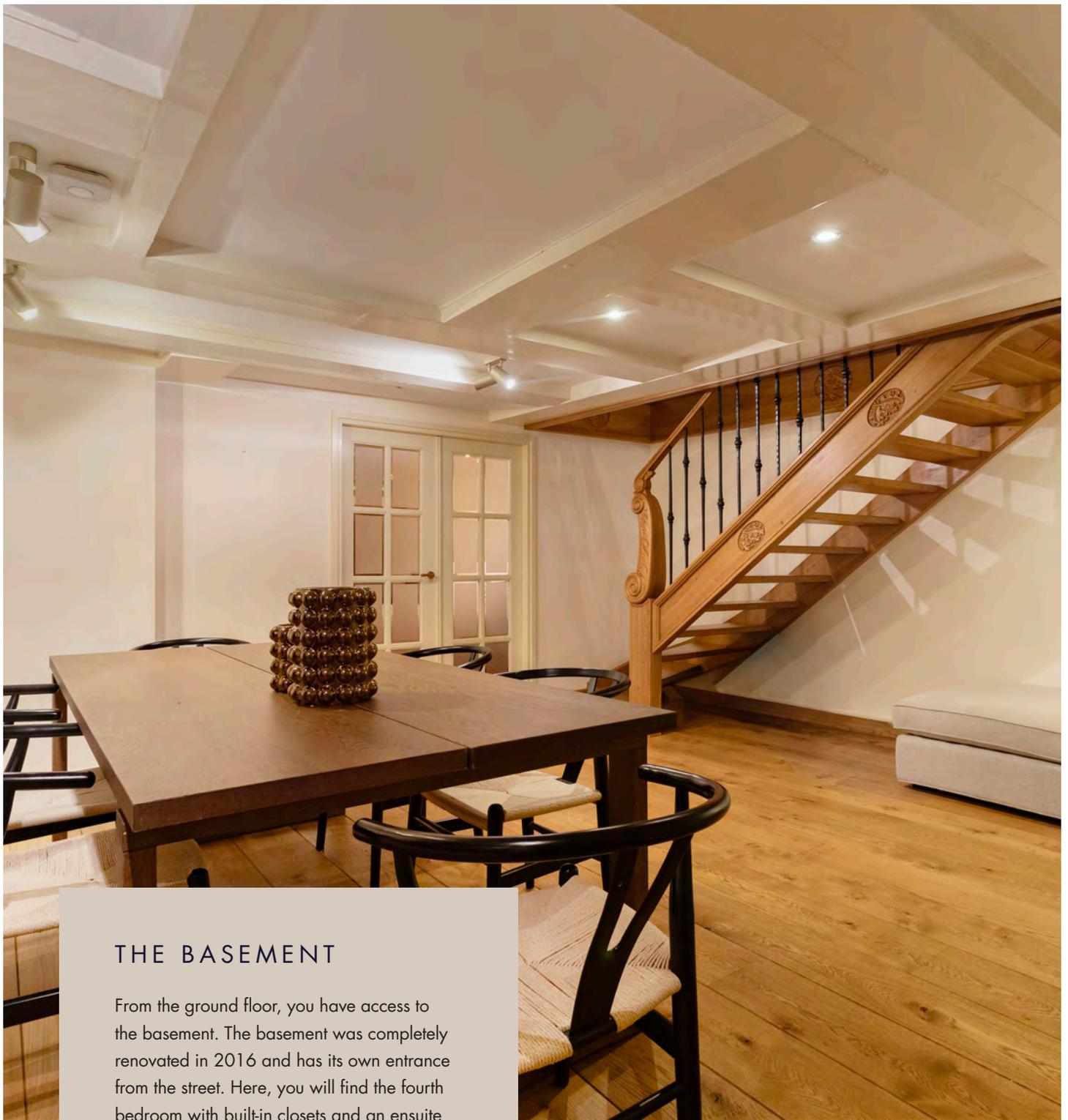


THE ATTIC FLOOR

The attic floor has ample light through multiple windows, making it ideal as a third bedroom.







THE BASEMENT

From the ground floor, you have access to the basement. The basement was completely renovated in 2016 and has its own entrance from the street. Here, you will find the fourth bedroom with built-in closets and an ensuite bathroom. The bathroom features a bathtub, rain shower, sink, and toilet. The connections for a washing machine and dryer are also located here. On this floor, there is a spacious room currently used as a study. At the front, there is another large space with built-in closets. Due to the direct access from the street, this space is ideal for storing bicycles or a stroller, for example.

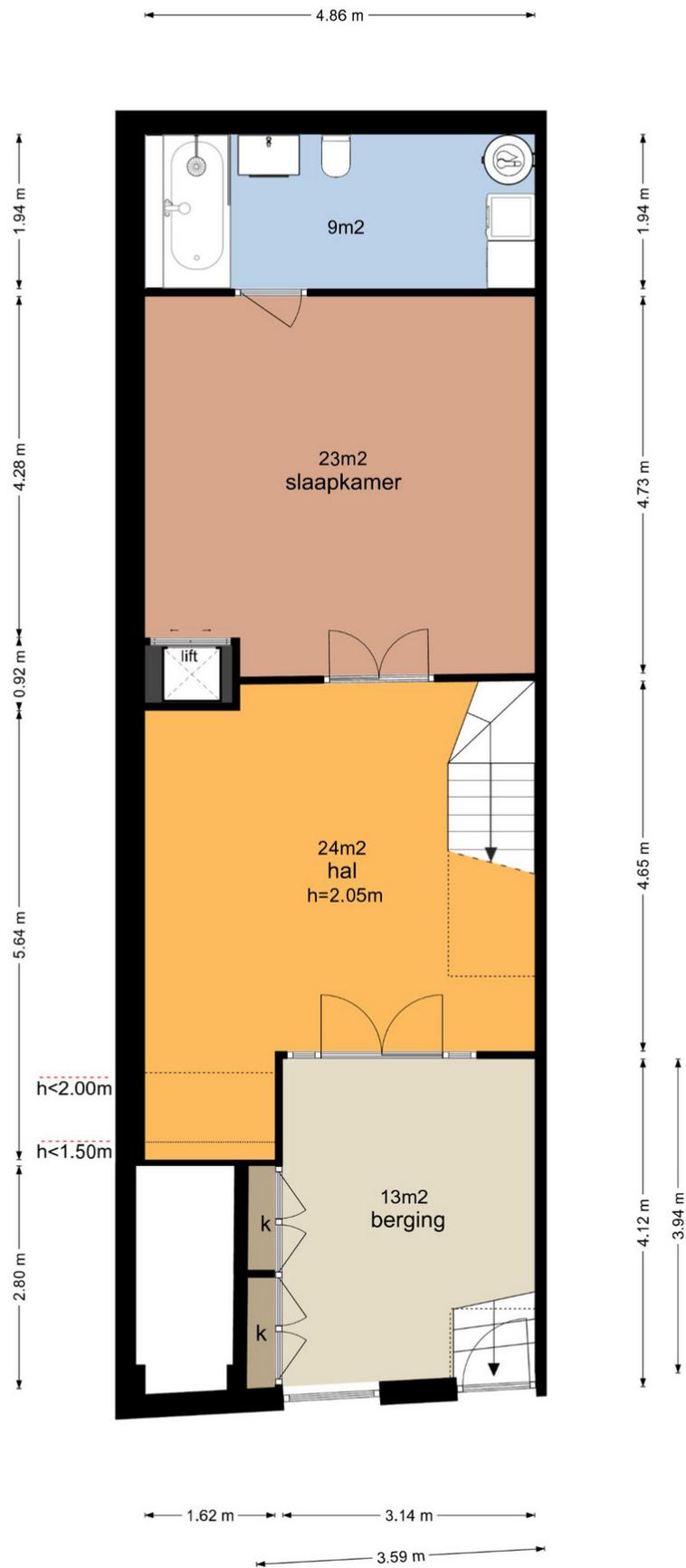




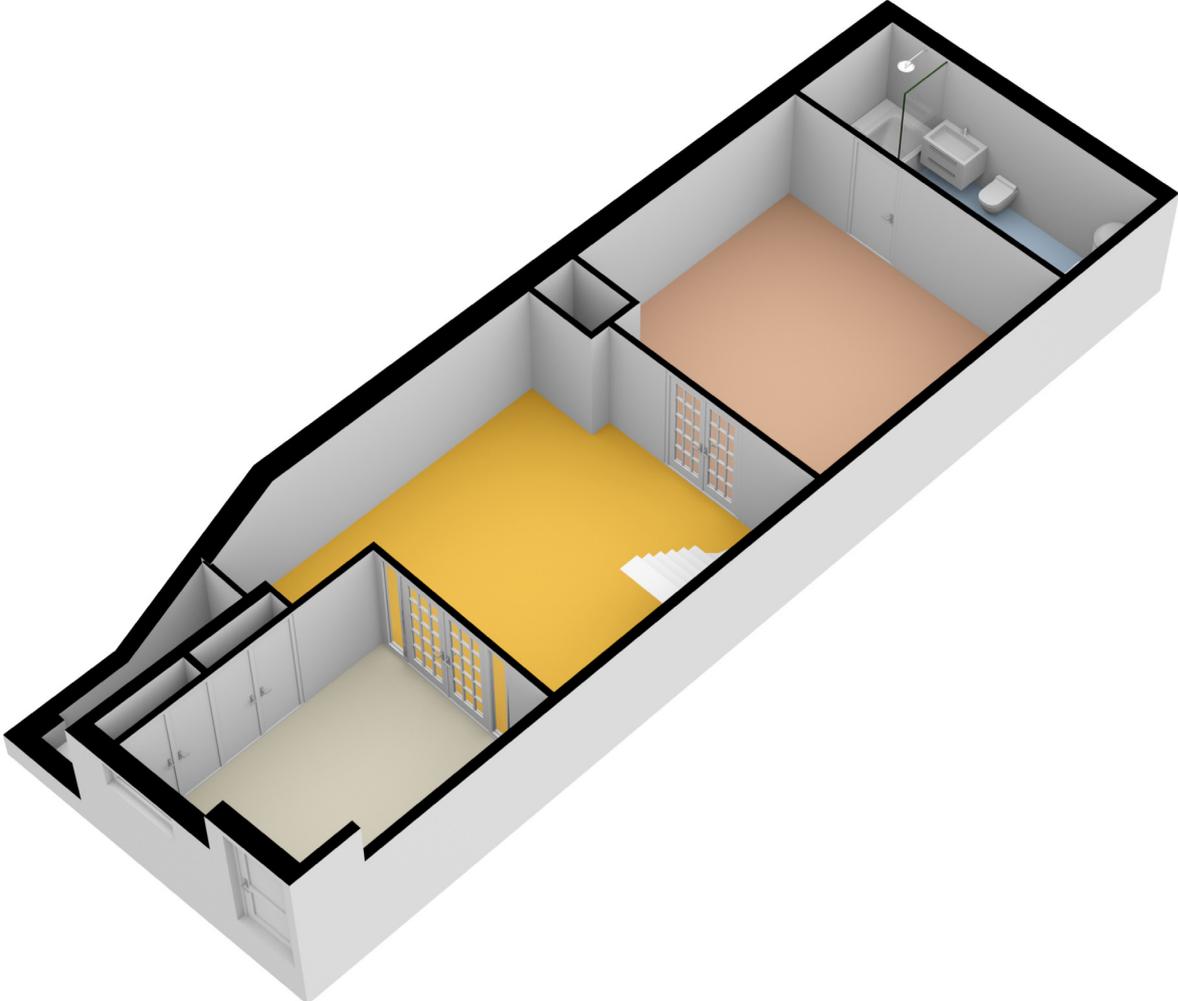
THE BASEMENT WAS COMPLETELY RENOVATED IN 2016 AND HAS ITS OWN ENTRANCE FROM THE STREET.



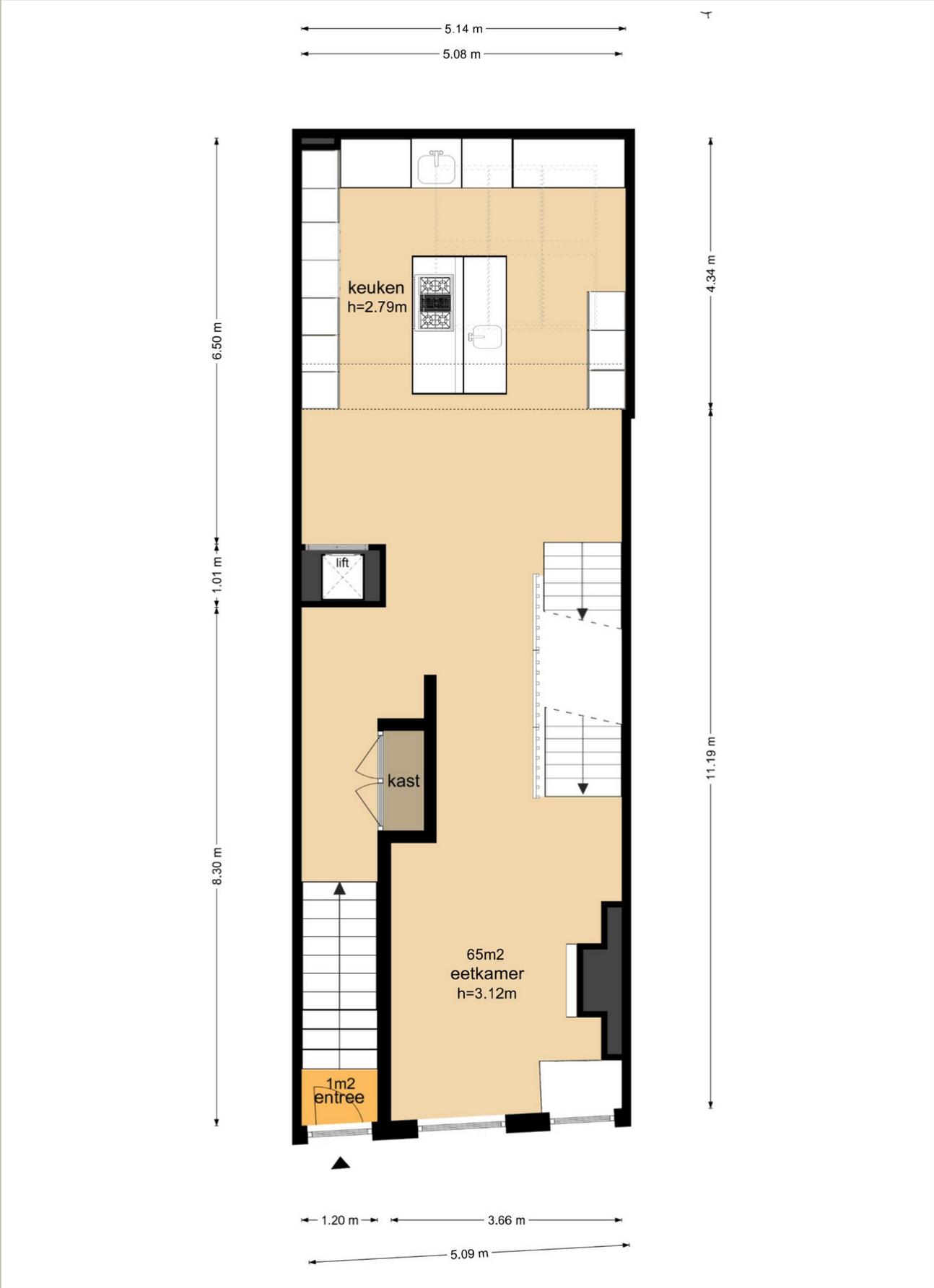
BASEMENT



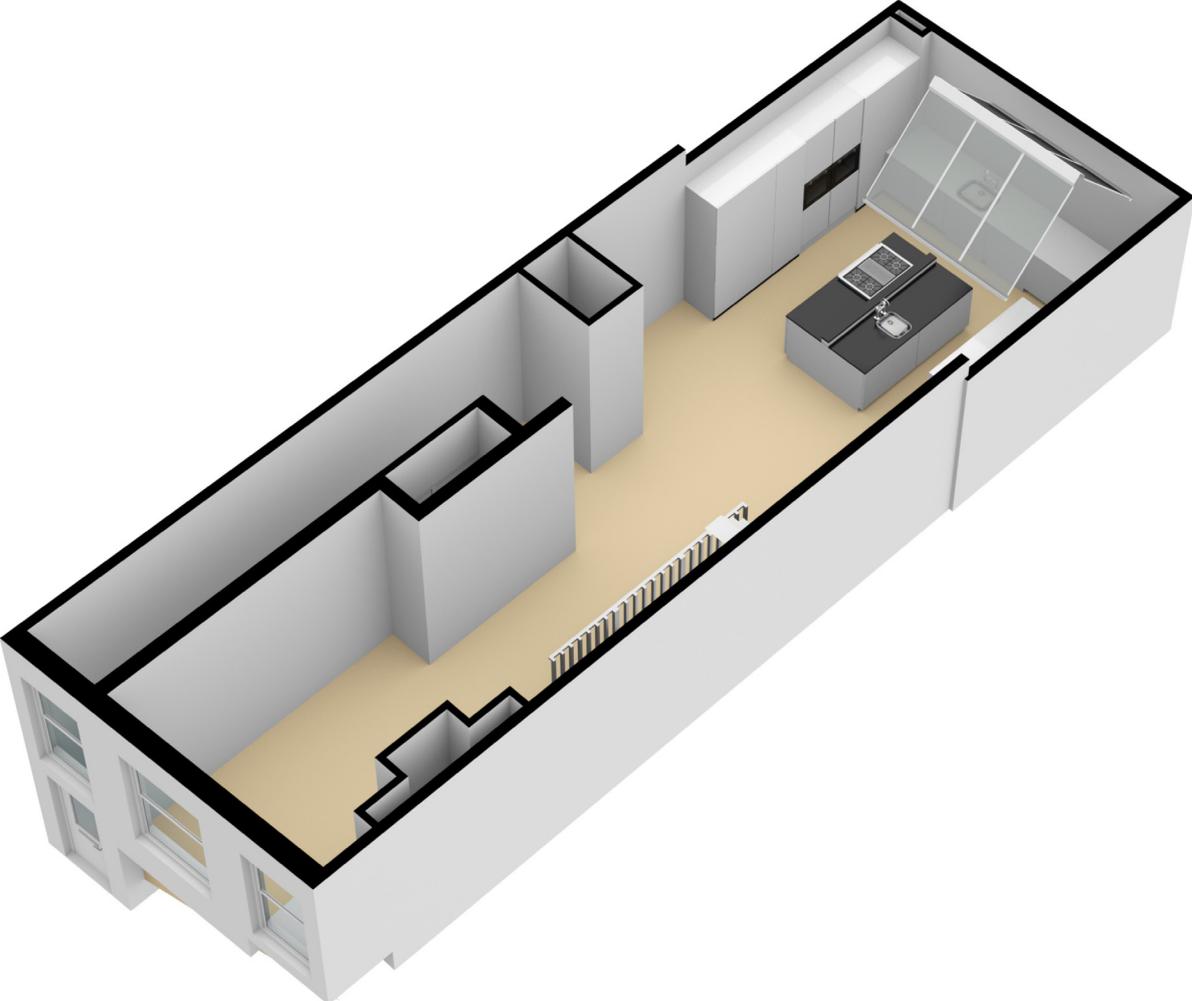
BASEMENT



GROUND FLOOR



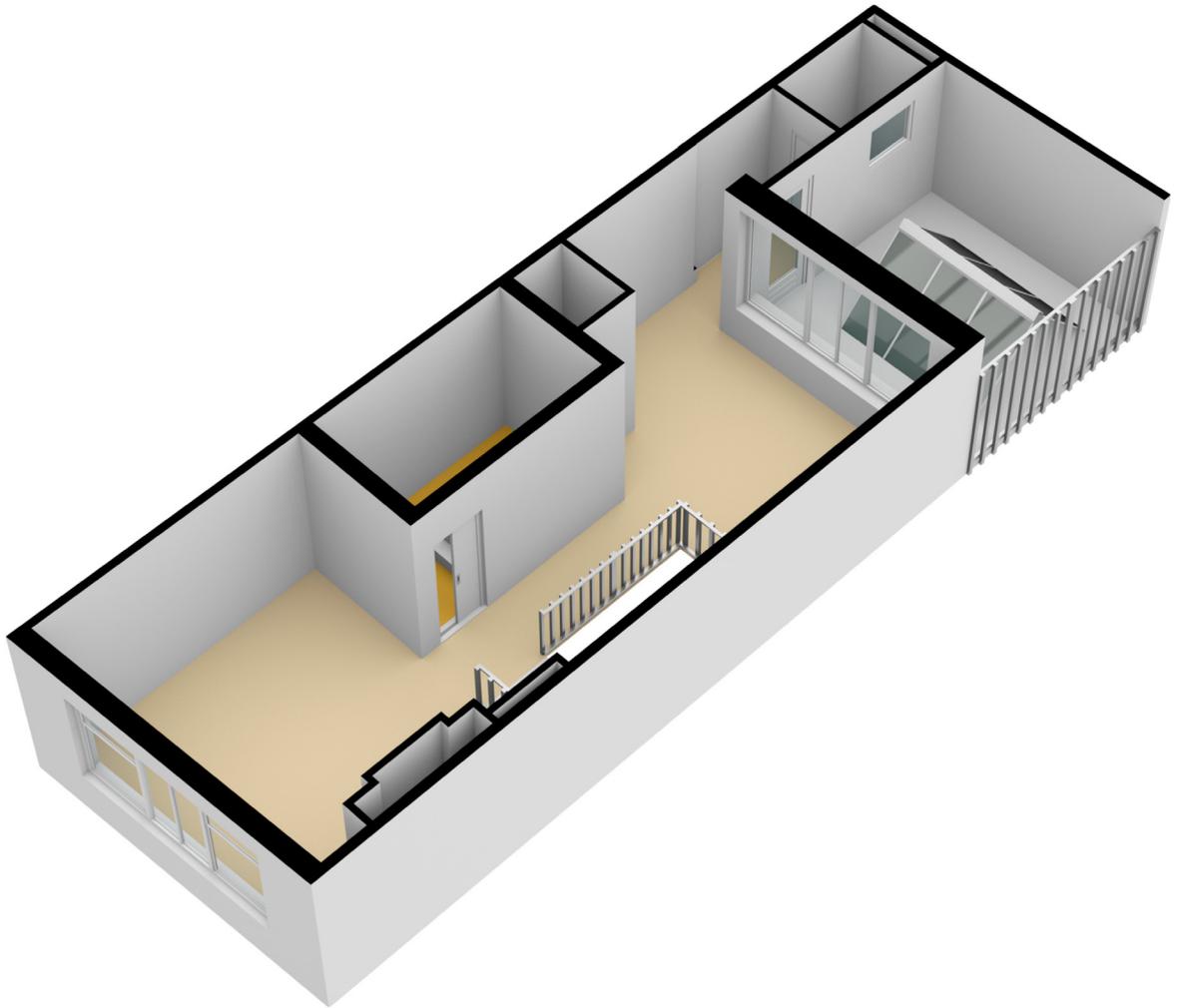
GROUND FLOOR



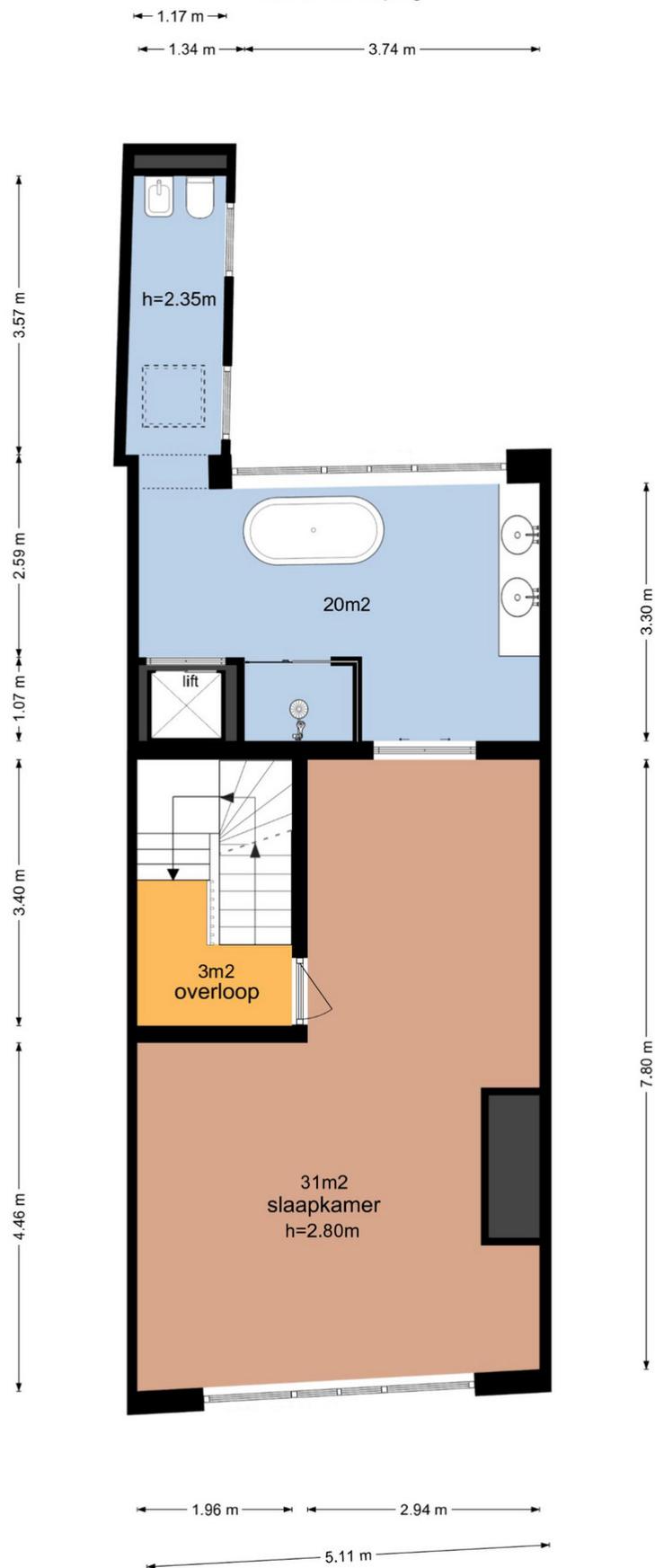
FIRST FLOOR



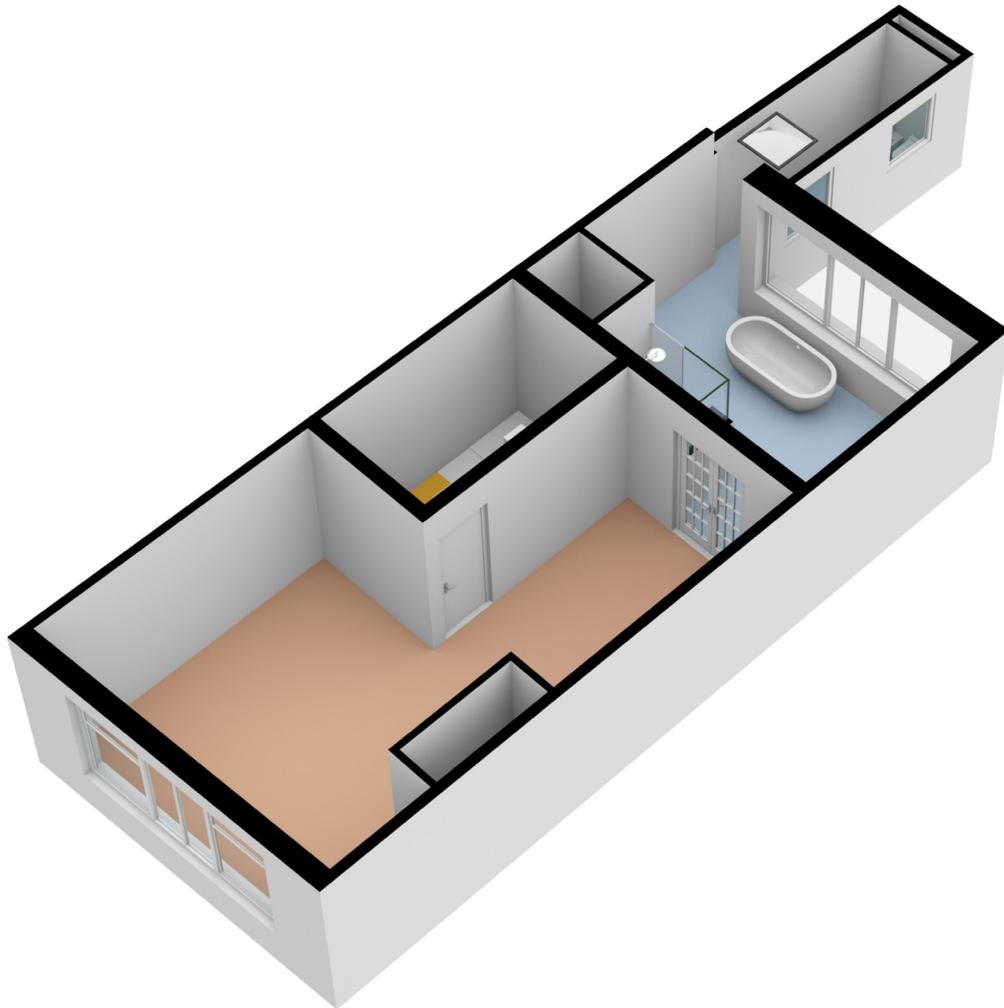
FIRST FLOOR



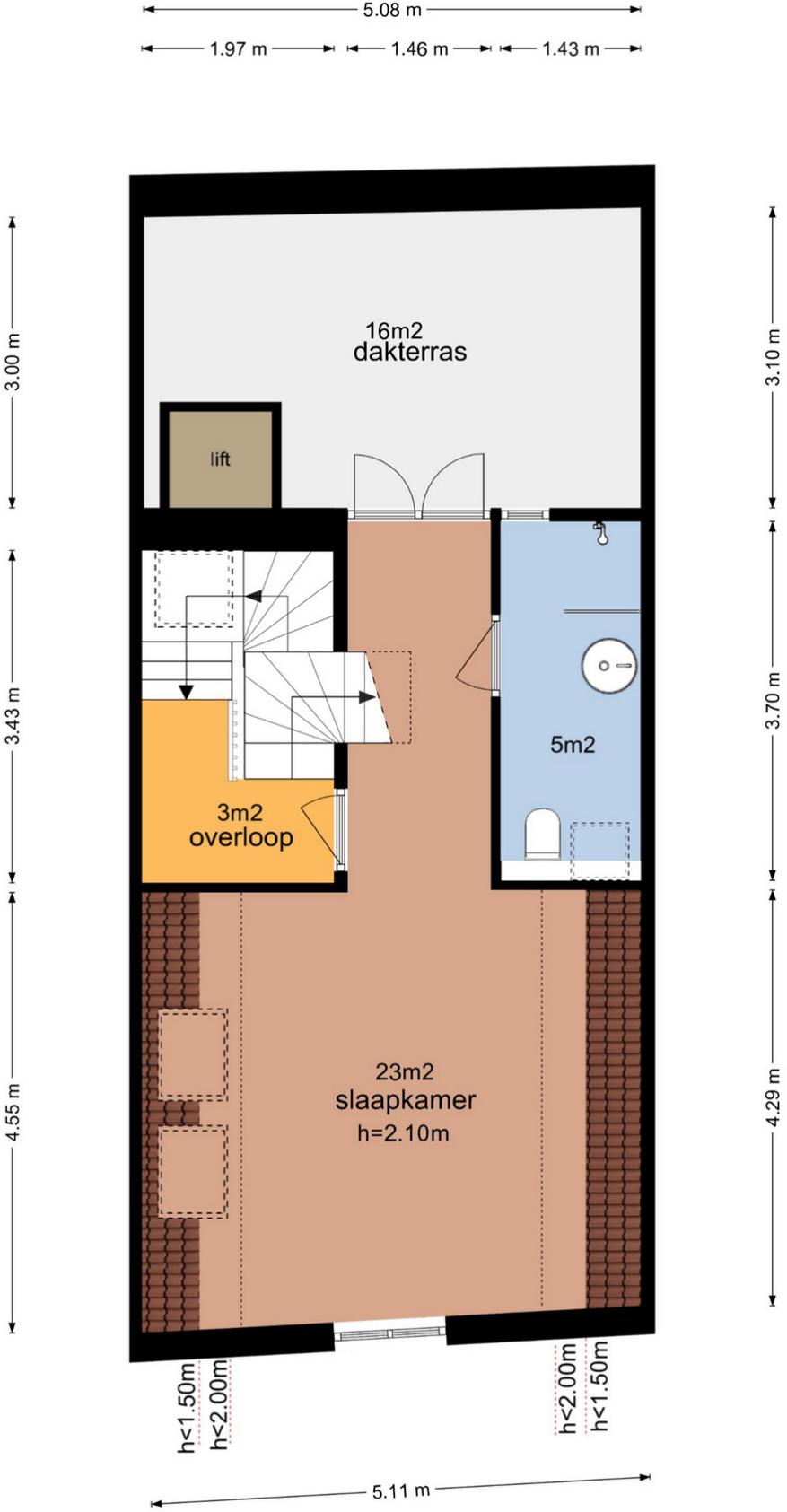
SECOND FLOOR



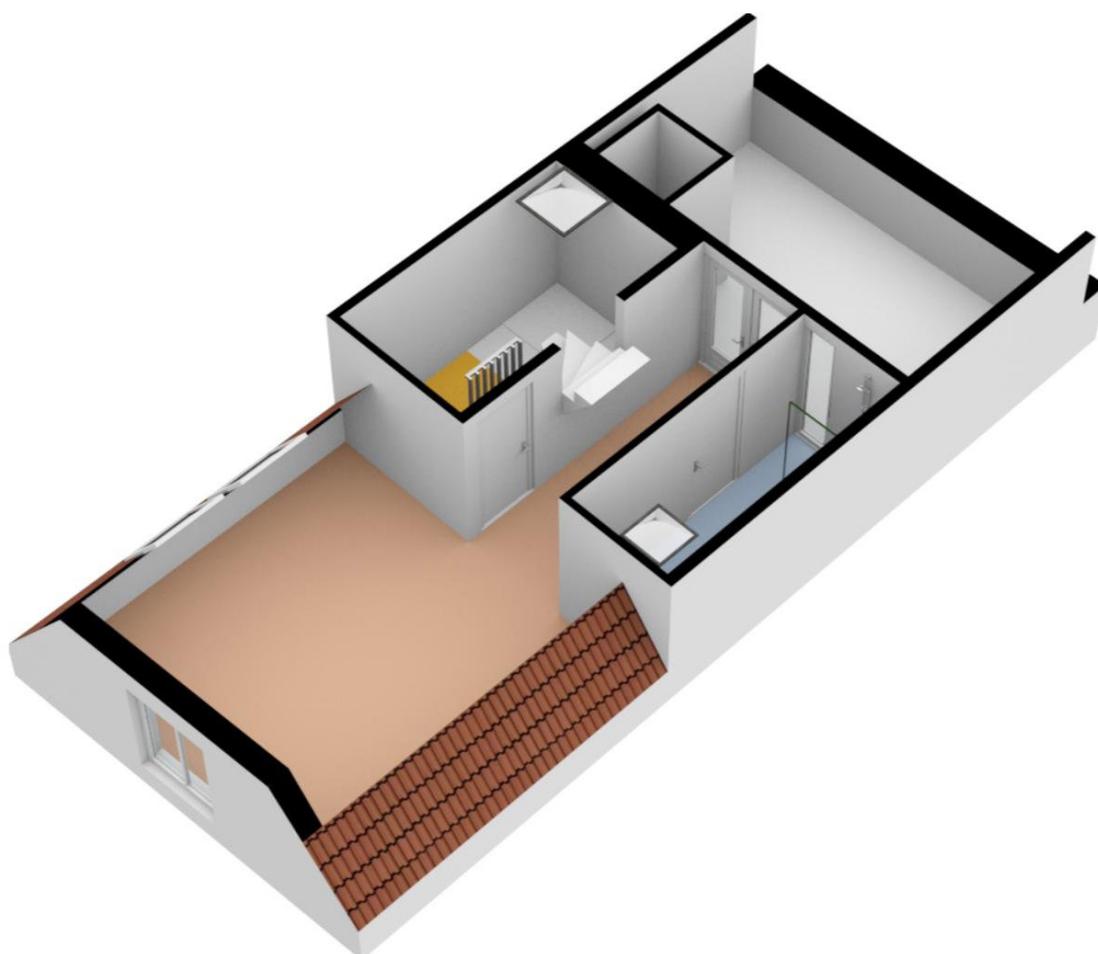
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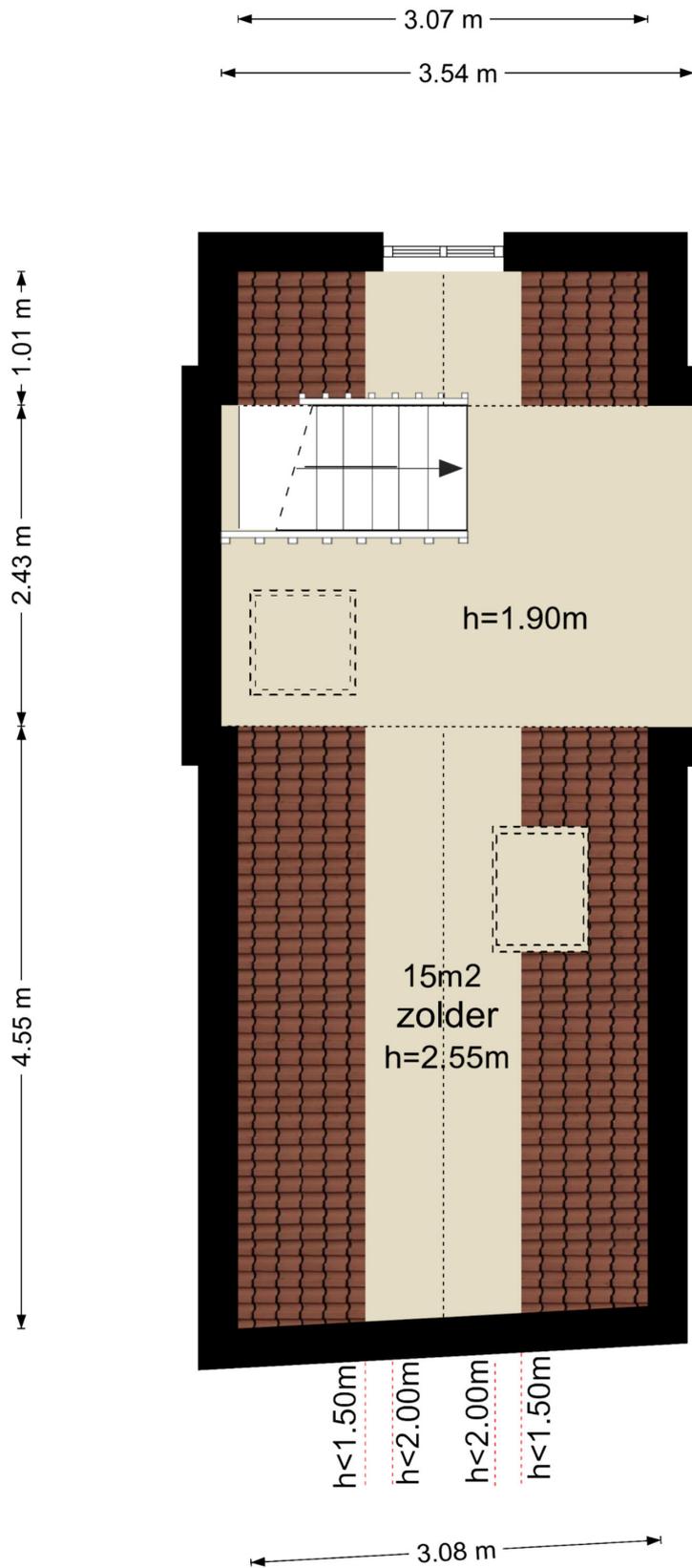
THIRD FLOOR



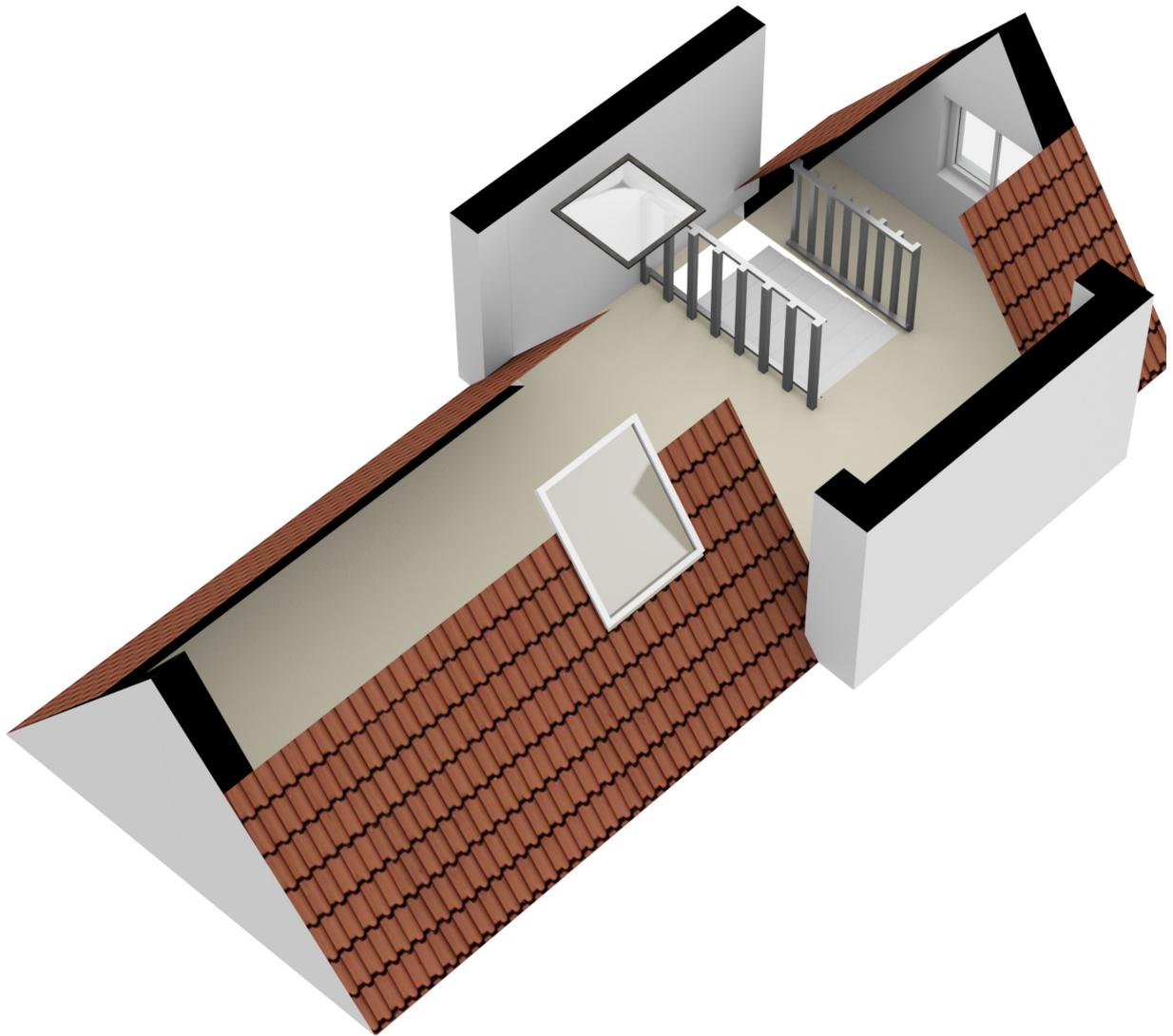
THIRD FLOOR



FOURTH FLOOR



FOURTH FLOOR



SPECIFICATIONS

OBJECT

Type	Canal house
Type	Terraced house
Year of construction	1920
Current use	Living space
Current destination	Living

DESTINATION

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

PARTICULARITIES

- + Beautiful authentic canal house in good condition;
- + Very bright and open, high ceilings;
- + Freehold property;
- + Sheltered and private rooftop terrace;
- + Luxurious and tasteful finishes;
- + Very good security, class 4 and remotely controllable;
- + Beautiful wooden floors and custom-made staircases, built-in LED spotlights, and speaker wiring;
- + Goods lift throughout the house (5 floors);
- + Not listed as a monument;
- + Well-insulated with double glazing, modern central heating, and low gas consumption;
- + Domotics installed in 2017, as well as built-in LED spotlights and speaker wiring;
- + 3 gas fireplaces;
- + Plenty of custom-made cabinets.

CHARACTERISTICS

Living area	313 m ²
Number of rooms	7
Number of bedrooms	4
Content	1.141 m ³
Plot area	96 m ²
Building-related outdoor space	31 m ²

OUTDOOR SPACE

Beautifully landscaped sun terrace measuring 42 m²

CADASTRAL

Municipality	Amsterdamt
Section	E
Plot number	560

MUNICIPALITY

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

OWNERSHIP SITUATION

- + Full ownership

