



CARLA
VAN DEN BRINK

WETERINGSCHANS 245
AMSTERDAM

Beautifully renovated ground floor house located right on the waterfront.

carlavandenbrink.nl

*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 HOUSE

With an area of 135 m², this downstairs house is completely renovated in an authentic monument. The garden offers beautiful views of your own mooring for a boat and the Reguliersgracht.

This house offers comfortable living in the heart of the city.



LOCATION AND ACCESSIBILITY

The apartment is located in the heart of Amsterdam, on the edge of the center between the Rijksmuseum and Frederiksplein. The Utrechtsestraat, the Amstel River and the canals are within walking distance. But also the Vondelpark and the gardens of the Rijksmuseum are around the corner.

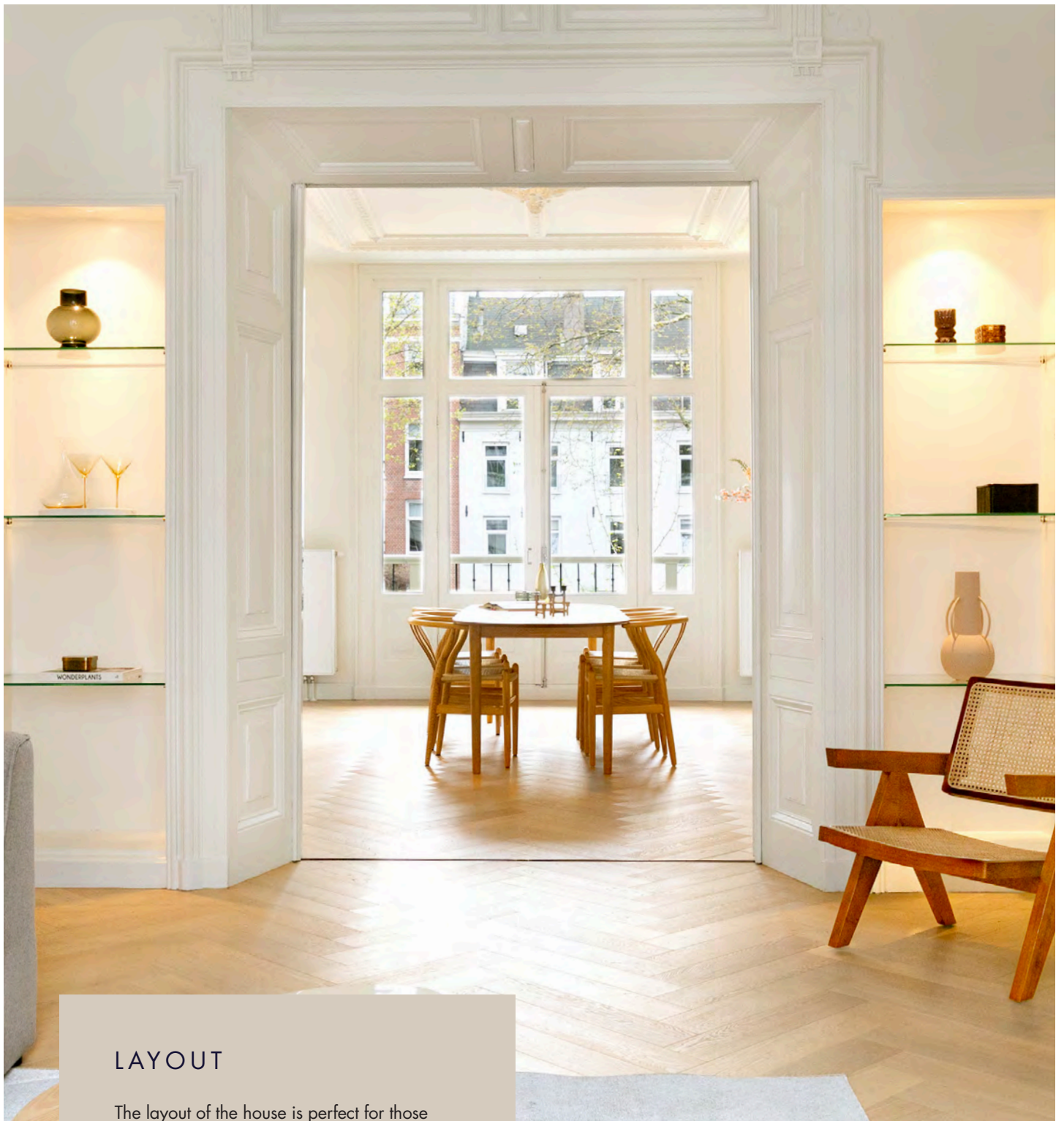
For daily shopping you can go to the Albert Heijn on Vijzelstraat and Museumplein. Small neighborhood stores, delicatessens and the Albert Cuyper market are just around the corner. There are numerous cafes and restaurants in the immediate area. For cinemas and theaters, you can visit Pathé, Tuschinski, DeLamar and Carré, among others. Culture can be found at the van Gogh Museum, Rijksmuseum and Concertgebouw, among others.

Public transportation is also excellent; several streetcar and metro stops are right around the corner. The A10 ring road is easily accessible. Schiphol Airport is a 15-minute drive away.

PARKING

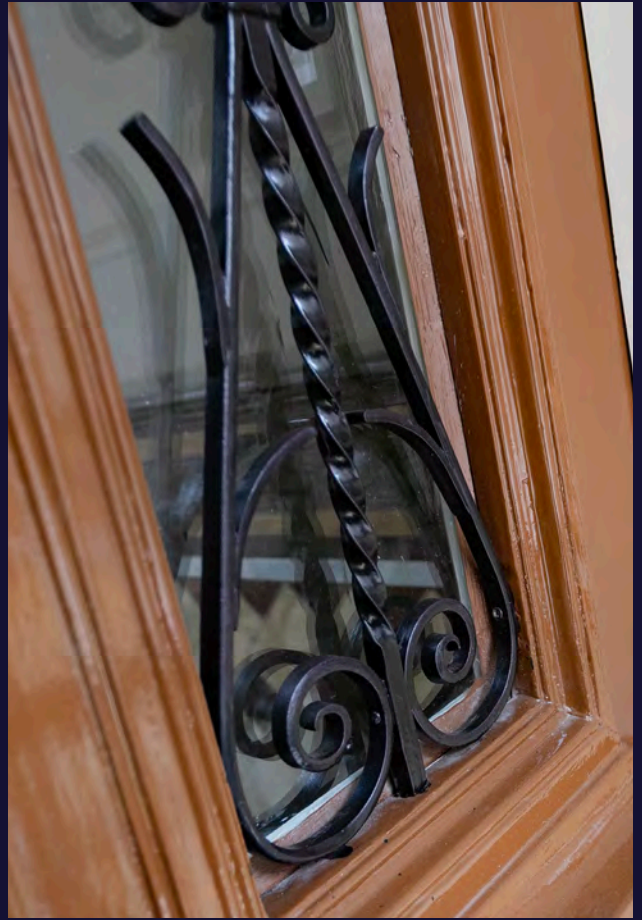
Parking on the public road via permit system. There are also possibilities for renting a parking spot nearby.





LAYOUT

The layout of the house is perfect for those who like to receive guests. The living room is located on the bell floor at the front and is separated from the dining room by beautiful en suite doors and cabinets. The dining room has access to Pieter Laureys' open kitchen and French doors to the terrace overlooking the water. The entire home features herringbone wood flooring and authentic ceilings that give the space a warm feel.











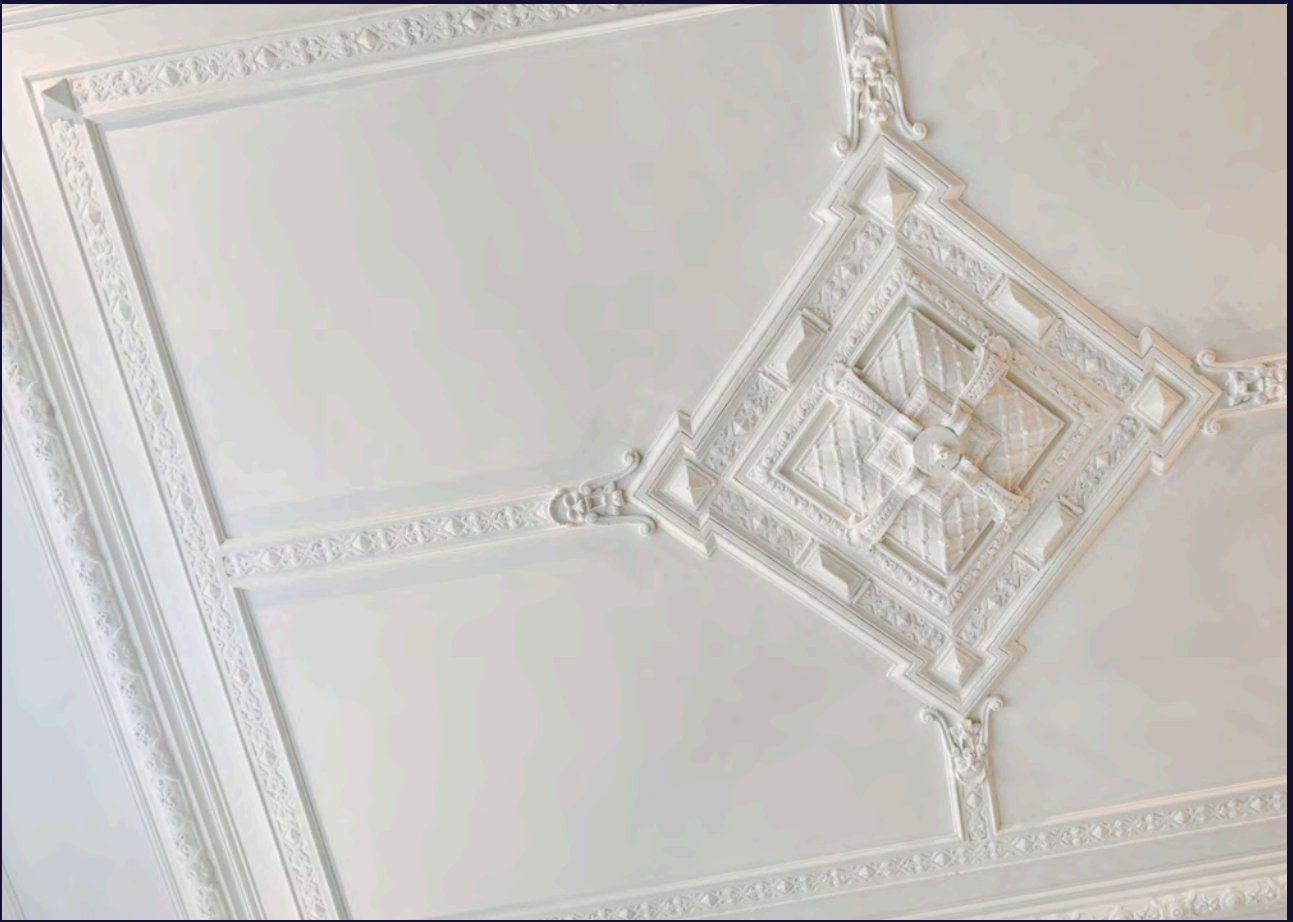
THE CUSTOM-BUILT OPEN KITCHEN
FEATURES COMBINATION OVEN, OVEN,
INDUCTION COOKTOP, BORA EXHAUST
SYSTEM AND WINE COOLER.







THE GARDEN OFFERS BEAUTIFUL VIEWS
OF YOUR OWN MOORING FOR A BOAT
AND THE REGULIERSGRACHT.





THE GARDEN FLOOR

On the garden floor you will find two spacious bedrooms. The rear bedroom has French doors to the garden, where you can relax in the beautifully landscaped garden of about 50 m². In addition, there is a study, a bathroom with a large walk-in shower and double sink, a storage closet for washer and dryer, and a separate toilet. At the front of the property is the second bedroom. This has built-in closets.







THE REAR BEDROOM HAS FRENCH DOORS TO THE GARDEN, WHERE YOU CAN RELAX IN THE BEAUTIFULLY LANDSCAPED GARDEN OF ABOUT 50 M².



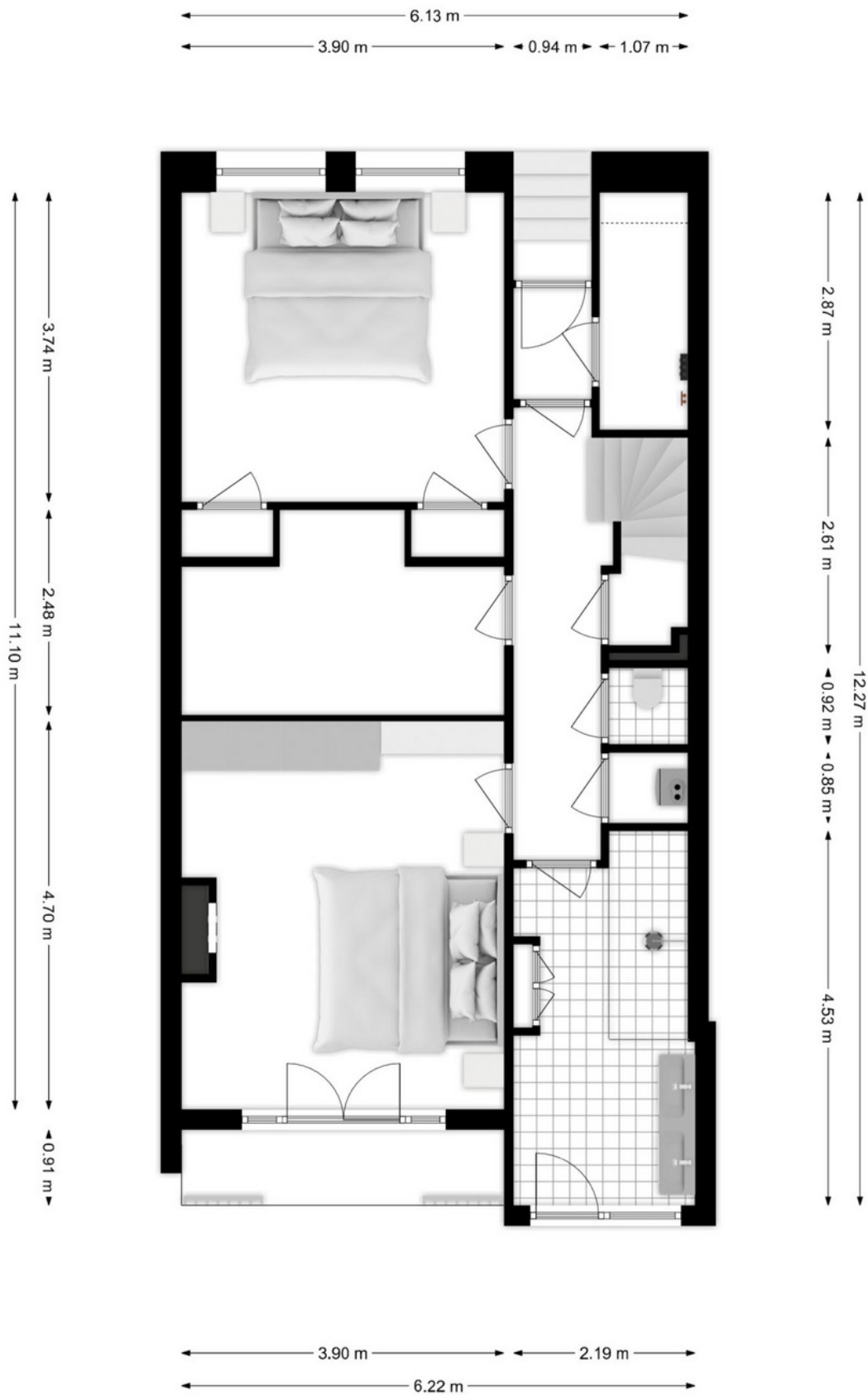




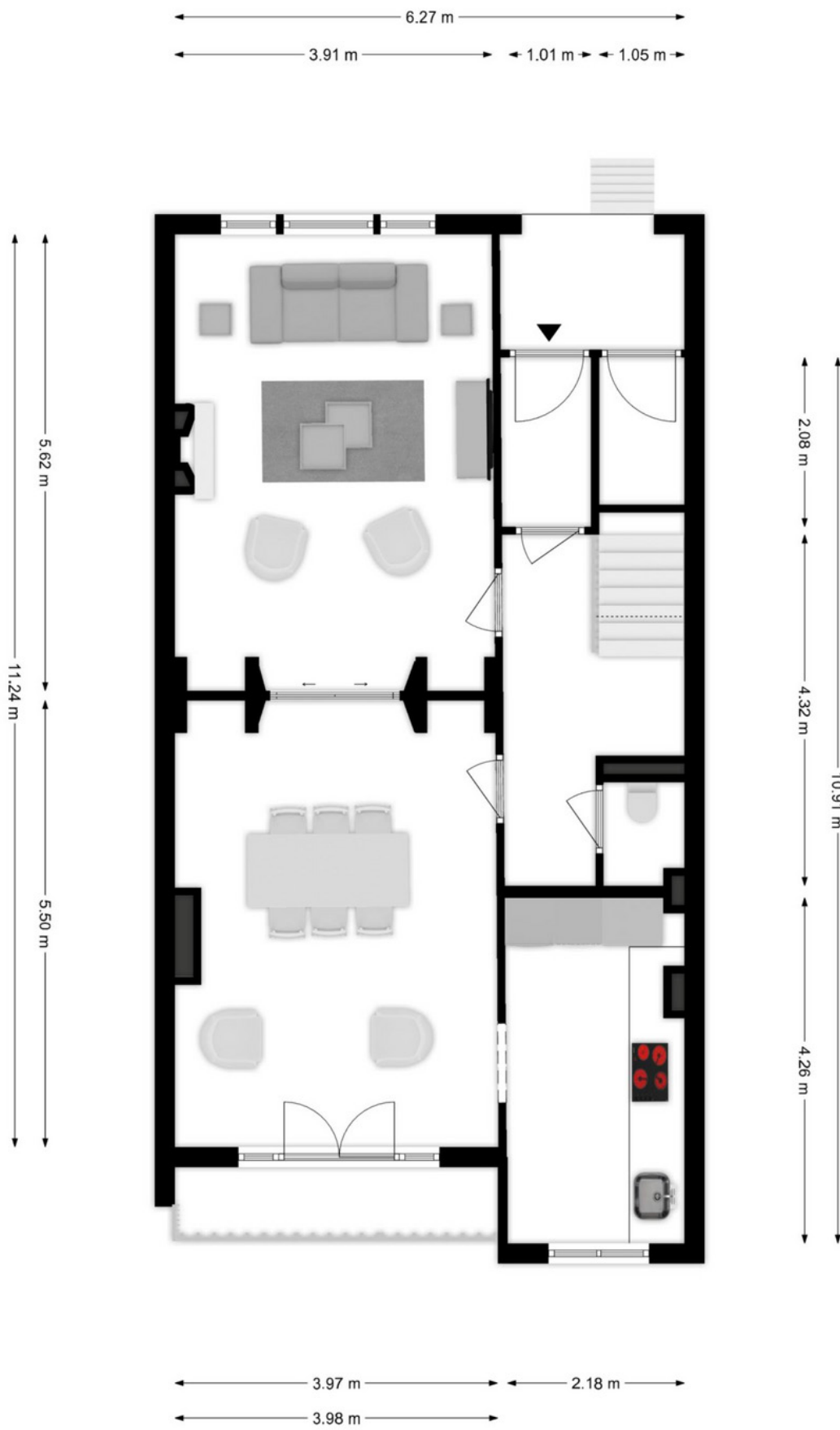
AT THE FRONT
OF THE PROPERTY IS
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BEDROOM.
THIS HAS BUILT-IN
CLOSETS.



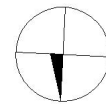
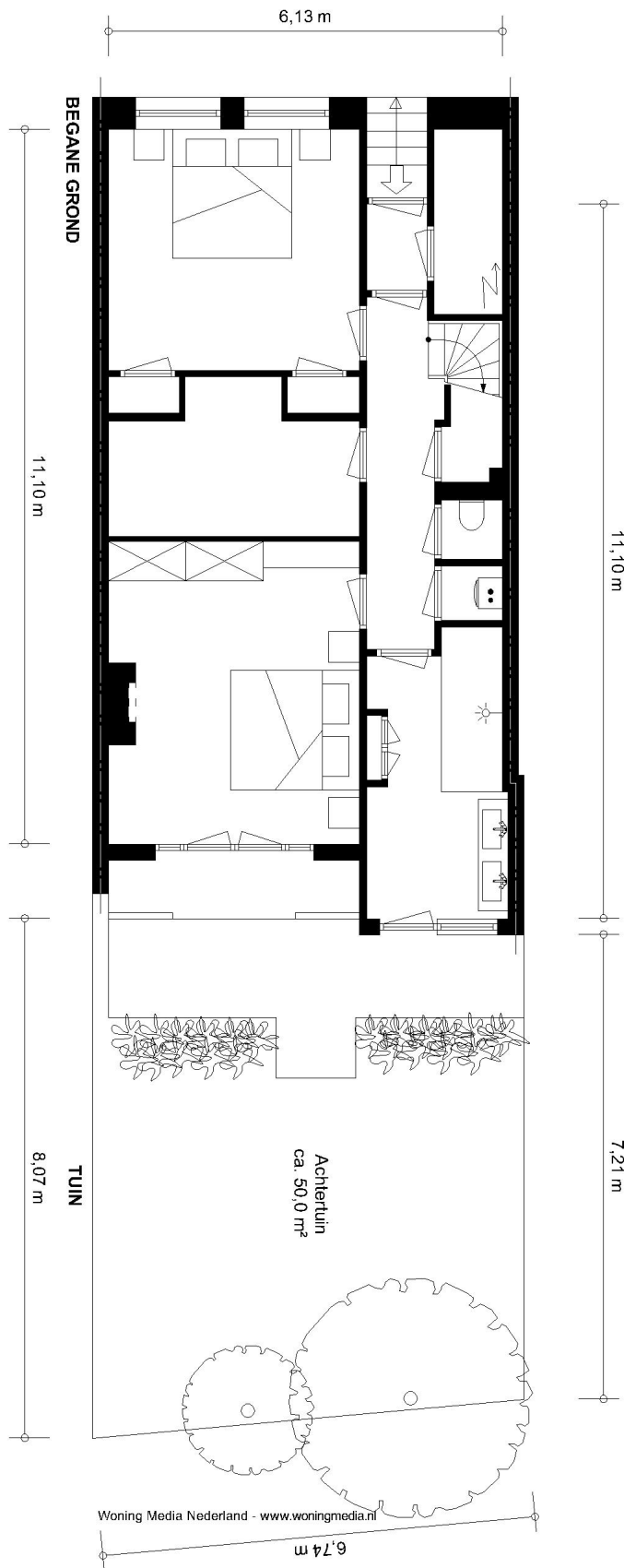
GROUND FLOOR



FIRST FLOOR



GARDEN



NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen	68,94 m²
Overige inpandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	3,54 m²
Externe bergruimte	n.v.t.

De op de tekeningen aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.

SPECIFICATIES

OBJECT

Type	Apartement
Type	Double downstairs house
Year of construction	1870
Current use	Living space
Current destination	Living space

OUTDOOR SPACE

Balcony	
Garden facing North	50 m ²

DESTINATION

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

BIJZONDERHEDEN

- + Completely renovated
- + 2 bedrooms and 1 study
- + Herringbone wooden floor
- + New kitchen with induction hob & integrated extractor fan
- + New bathroom
- + Centrally located
- + Public transport is excellent
- + Around the corner from culture, restaurants and Vondelpark.
- + Own land
- + Small association

CHARACTERISTICS

Living area	135 m ²
Number of rooms	5
Number of bedrooms	2
Volume	496 m ³
Building- related outdoor space	7 m ²

CADASTRAL

Municipality	Amsterdam
Section	ASD,I
Plot Number	23/307
Index number	A1
Share	6736

MUNICIPALITY

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

OWNERSHIP SITUATION

- + Full ownership

