



CARLA
VAN DEN BRINK

SINGEL 401 A
AMSTERDAM

Impressive apartment, in a top A1 location on the canal in the heart of Amsterdam.

The place where the canal house is located is one of the most attractive places to live and work.

In the center of Amsterdam with metro stop Rokin at a few minutes walking distance with super fast connection to Schiphol. Public transport, Tram stop and Central Station are also close at hand. So also an ideal location for expats.

*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.*



Isabeau Boender
Kandidaat Register Makelaar Taxateur

T 06 83 574 447
Isabeau@vandenbrink.nl



THE APARTMENT

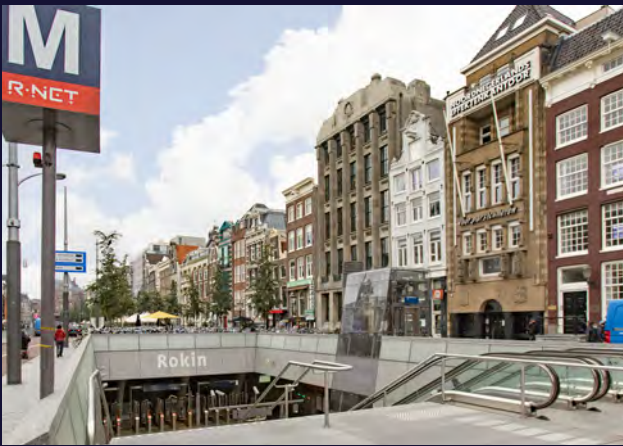
The triple well-maintained ground floor apartment of 138 m² can be found on one of the most beautiful parts of the Singel. The first floor and the second floor are connected by a staircase in the apartment. During the renovation, an ideal layout was chosen, creating a separate living space in the souterrain. The apartment has underfloor heating in the basement, the bathroom on the first floor and in the kitchen on the first floor. The windows at the front of this apartment have shutters.





LOCATION

This beautiful triple apartment is located in a top A1 location at Singel 401. Within walking distance of everything Amsterdam has to offer. The shopping streets (9 streets), restaurants (Restaurant Breda), various cafes (café Hoppe). You also simply have to walk around the corner for a supermarket and the Amsterdam Museums.





When visiting via the typical canal-side staircase, you will see a long marble corridor that runs all the way to the back of the house. Via the stairs you go to the first floor.

FIRST FLOOR

The particularly bright living space on the first floor has a great allure with a beautiful view in a quiet atmosphere and lots of privacy. The monumental ornaments have been restored, and a modern and timeless finish has been chosen with Carrara marble and Belgian bluestone. Materials that are traditionally used on the canals.

The open kitchen with dining area can be closed off by the en-suite. At the front of the charming monument is a spacious, bright living room. From the three large windows you have a view of the water over the Singel, the monumental trees, the Krijtberg and the Beulingsluis. The beautiful fireplace is truly an "eye catcher". This floor is equipped with built-in speakers and lighting (Delta Light).





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BEL-ETAGE WORK/BEDROOM

On the left of the corridor is a door to a stately work/bedroom at the front of the building, of course this room also has a lot of light and a nice view. At the rear, at the light court, is the second bedroom. This room is generously sized and has access to the bathroom in the middle of the property. The bathroom has a double sink, walk-in shower and toilet. There is a separate toilet in the hall. It is therefore also ideal for home office/practice.







THERE IS A SEPARATE TOILET IN THE HALL. IT IS THEREFORE ALSO IDEAL FOR HOME OFFICE/ PRACTICE.



SOUTERRAIN

The Souterrain is currently accessible from the Singel with its own entrance. You can choose to create stairs from the Bel Etage in order to create a passage. The basement is completely self-sufficient and very charmingly finished. For example, an open layout with a modern bathroom and pantry has been chosen. The room also has a closed storage area.

The finish is high-quality and attractive due to its stone wall and good lighting. At the rear, the basement is again connected to the light court. The luxurious bathroom en suite has a double sink, a walk-in shower, bath and toilet.

The basement provides an ideal solution as a guest house or (B&B / rental). It is also possible to take over the current B&B (Amsterdam Boutique Apartments).





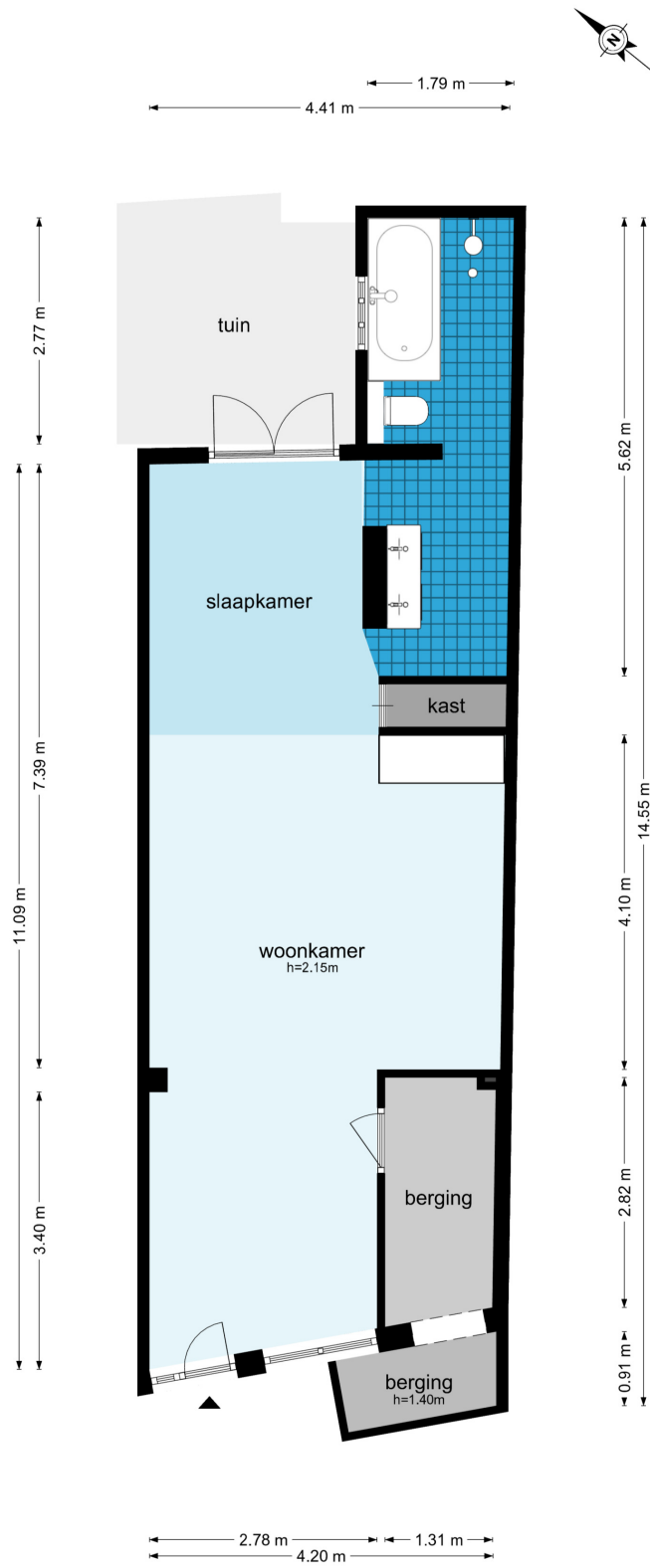


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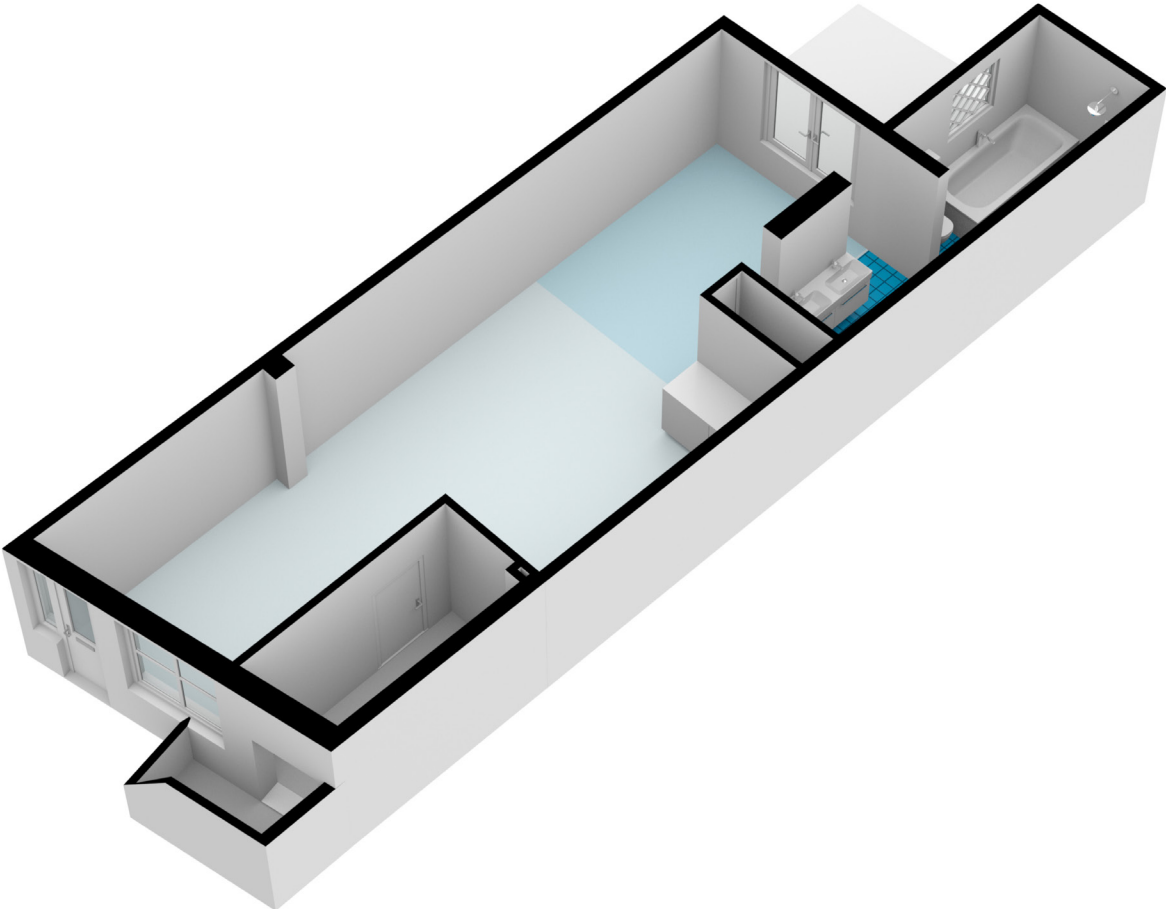


BASEMENT



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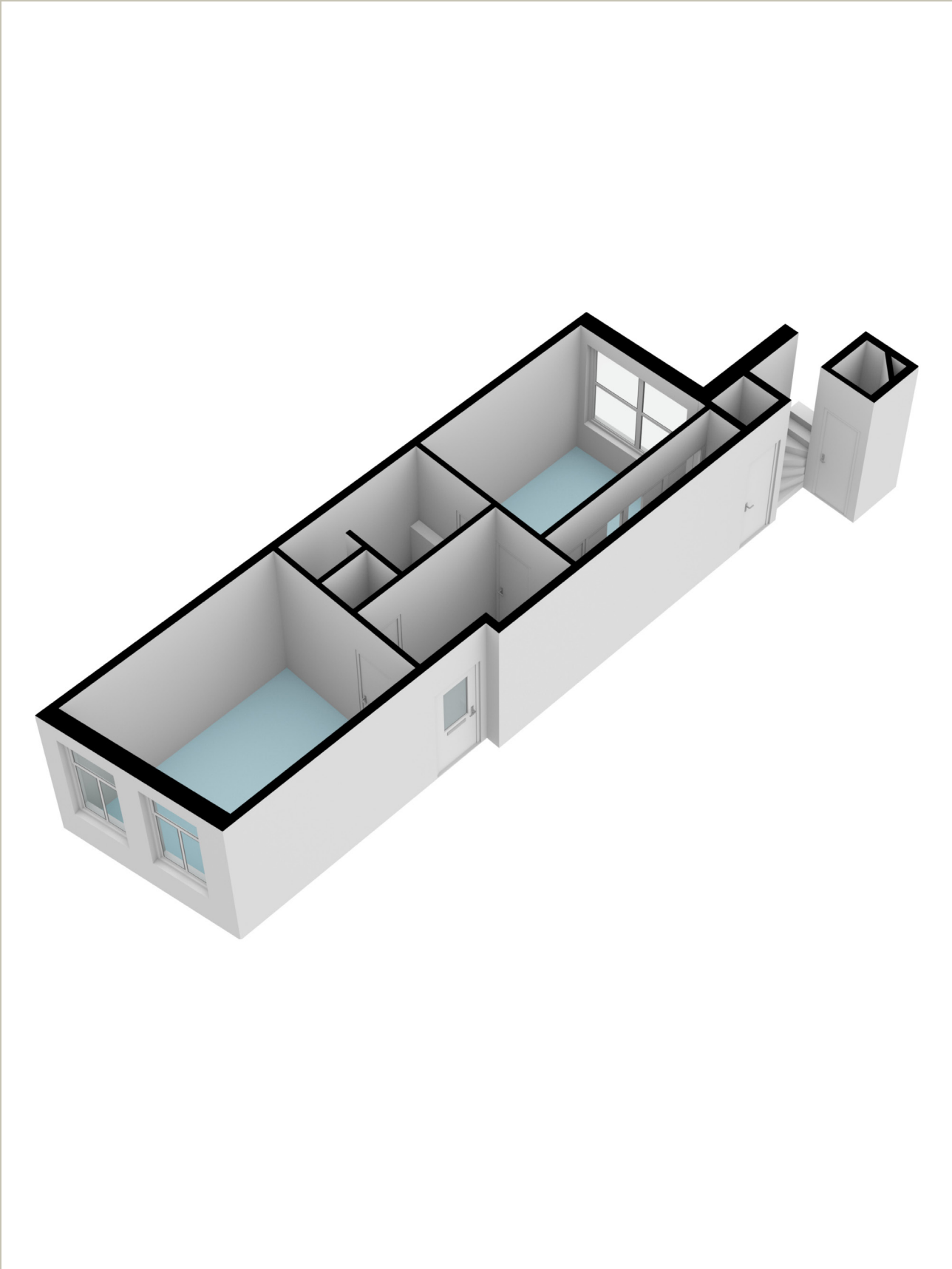


BEL-ETAGE

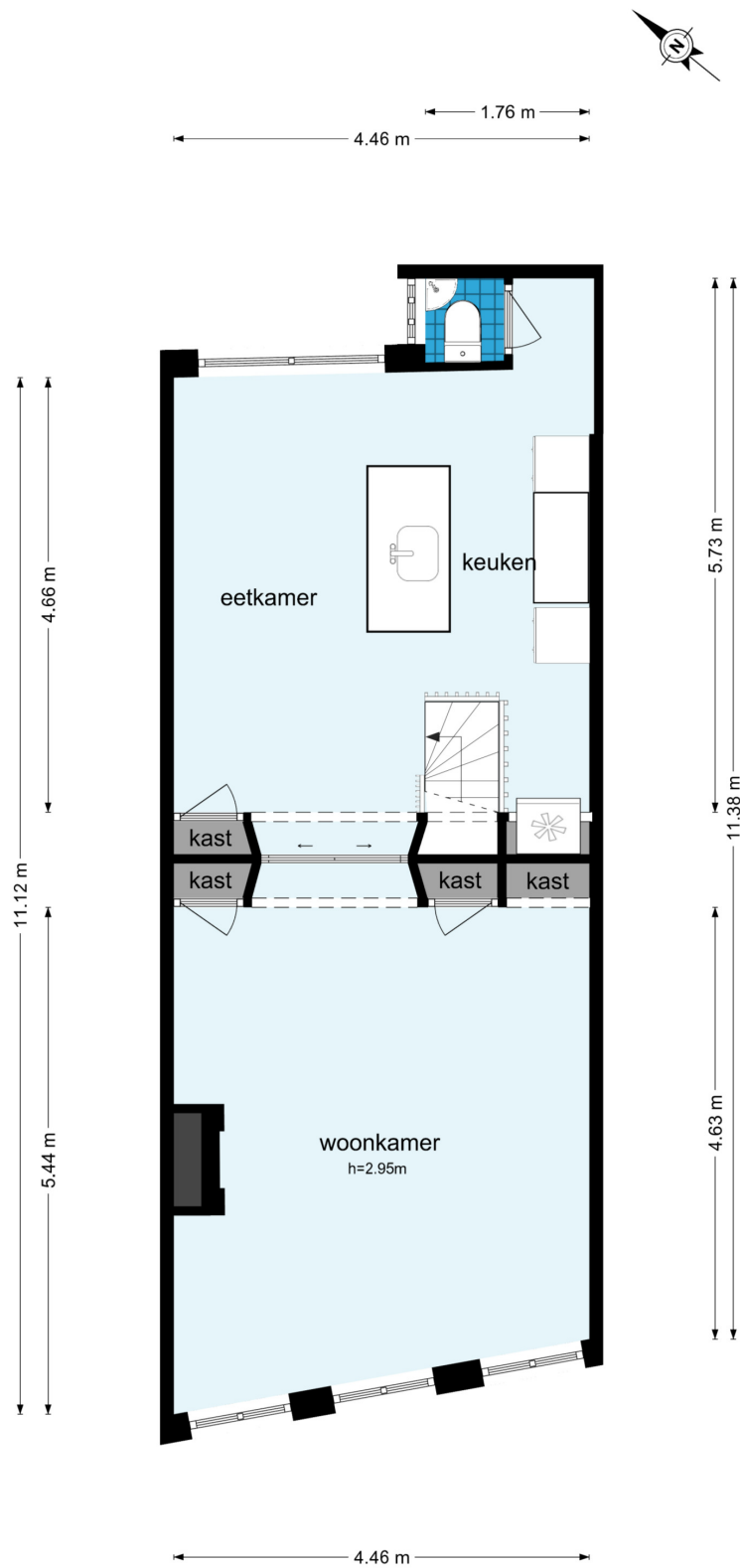


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BEL-ETAGE

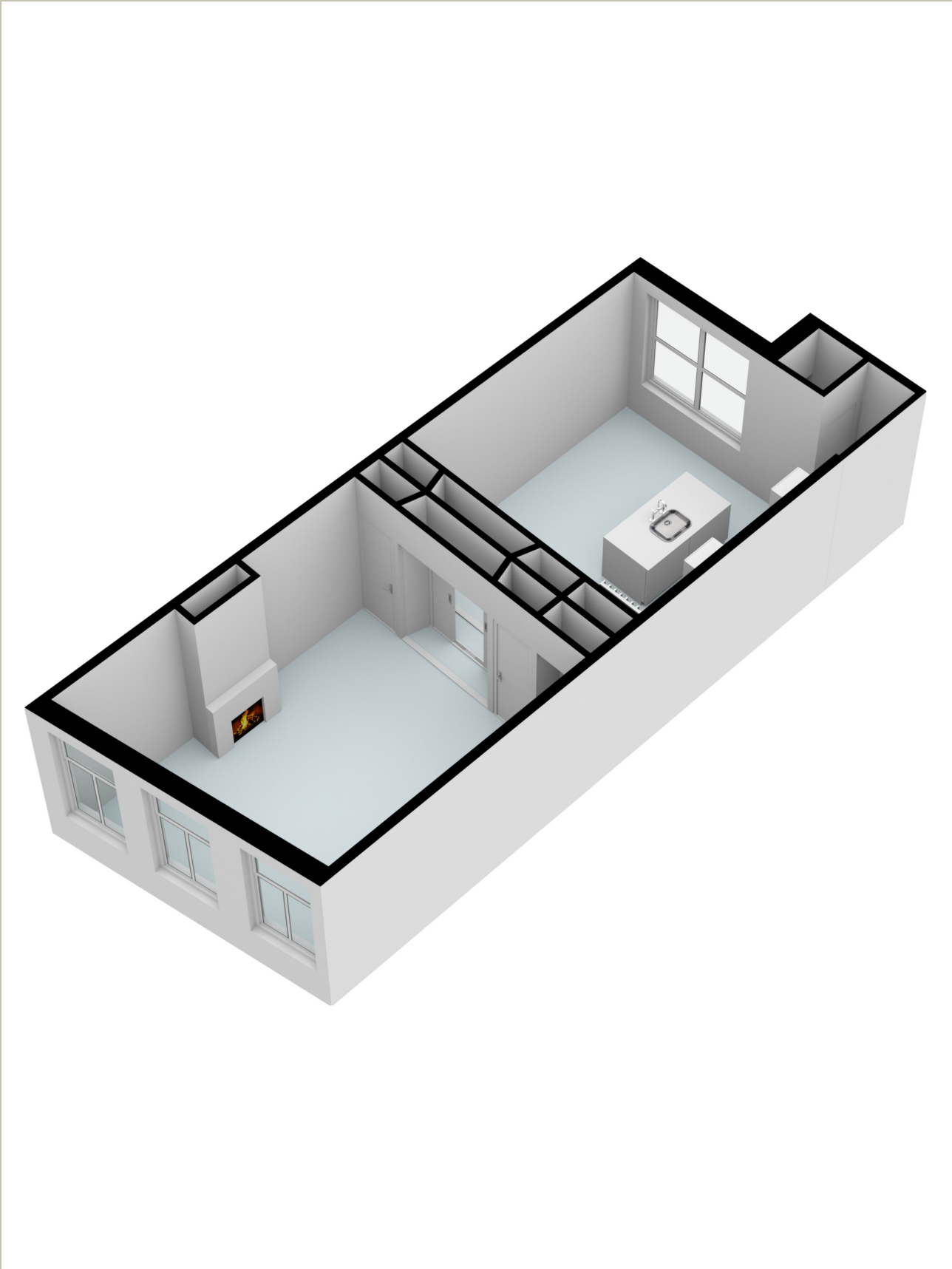


FIRST FLOOR



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FIRST FLOOR



SPECIFICATIONS

OBJECT

Type	Ground floor
Type	Apartment
Year of construction	1749
Current use	Living space
Current destination:	Living

DESTINATION

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

PARTICULARITIES

- + Own ground
- + 138 m²
- + Recently completely painted
- + VvE manager consists of two members, in consultation. Monthly contribution of € 360,=
- + 3 spacious bedrooms, 2 bathrooms
- + Self-contained basement
- + Double glazing at the rear, monumental glass with new frames at the front (2015)
- + Electrical installation renewed 2008/2009
- + Mechanical ventilation
- + Cat6 wired network
- + Video intercom
- + Due to the year of construction, an age clause and an asbestos clause will be included

CHARACTERISTICS

Living area	138 m ²
Number of rooms	6
Number of bedrooms	3
Number of bathrooms	2
Volume	511 m ³
Other indoor space	1 m ²

CADASTRAL

Municipality:	Amsterdam
Section:	ASD,F
Index number	A1
Share	3/5
Plot Number	7585

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

