



CARLA
VAN DEN BRINK

OOSTERPARK 87H AMSTERDAM

Stylish and spacious living in a listed building:
the Patriciërshuis at Oosterpark 87,
with stunning views of Oosterpark.

*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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CHRISTIE'S
INTERNATIONAL REAL ESTATE





THE OBJECT

Within this listed building, built in 1883 as a studio for painters and converted in 1905 to its current form with two shops/studios/office spaces on the ground floor, lies a unique property.

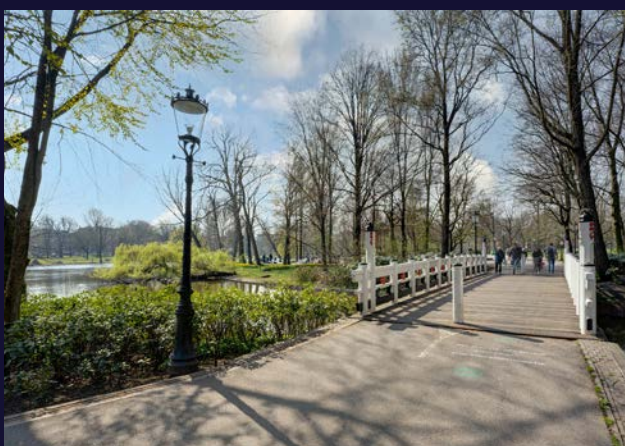
The property comprises two former independent residential houses. Currently, both houses, each with a garden and roof terrace(s), are being offered for sale separately.

Both houses have two entrances, with the central door serving as the main entrance. This leads via a shared staircase to house numbers 87 and 88.



SURROUNDINGS

The Patriciërshuis, situated on freehold land, enjoys a unique location. In the city centre, within walking distance of the OLVG Hospital, with views of Oosterpark and the Wereldmuseum. Also within walking distance are the Dappermarkt, various supermarkets, Artis Zoo, pharmacies and doctors' surgeries. The area is rich in cosy restaurants, various gyms and excellent primary schools. All this with excellent accessibility via public transport.

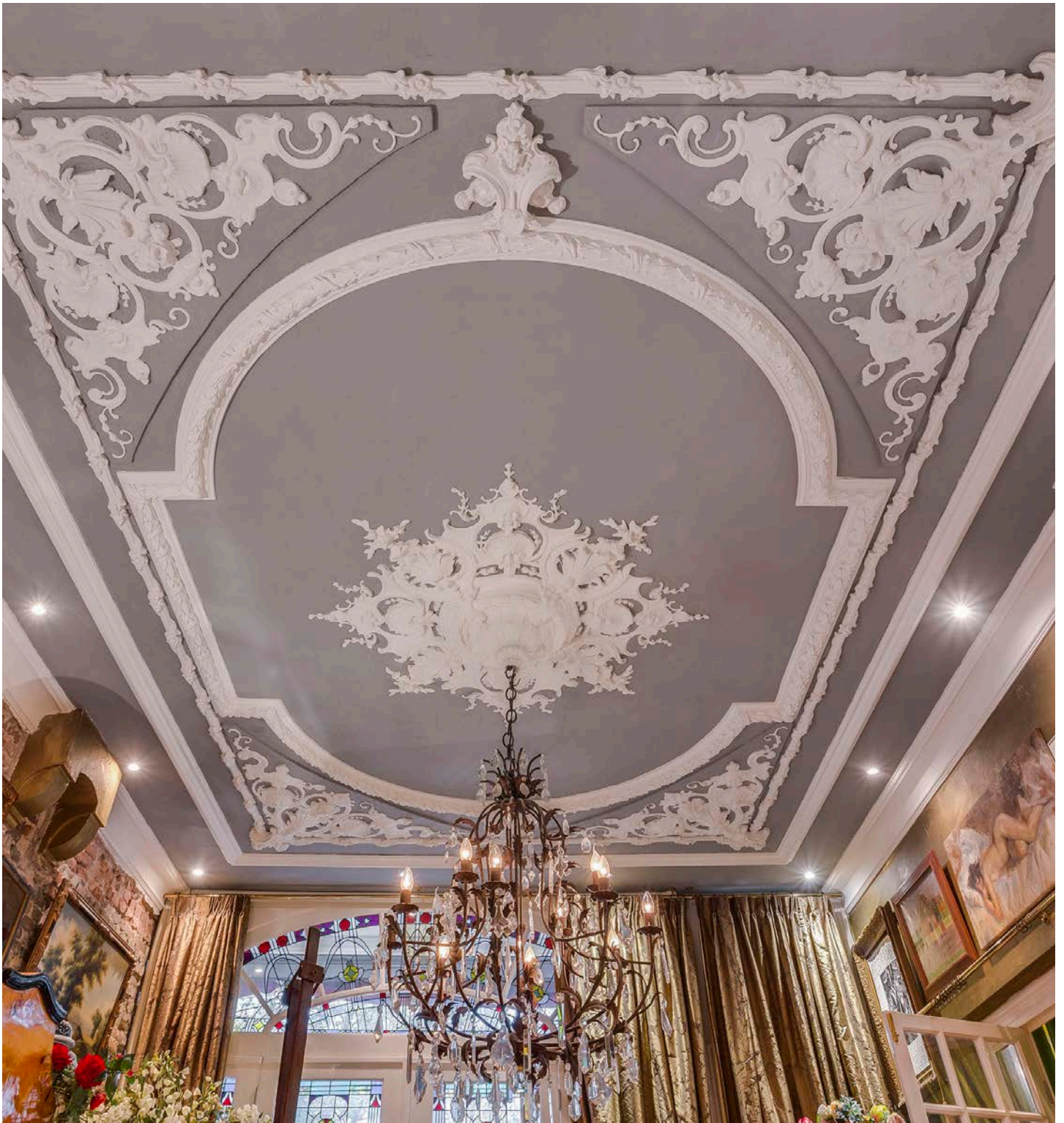


LIVING

The house has been lived in with care and love, and with respect for many authentic details. Almost everywhere, there are ceilings with a height of approximately 3.20 metres and large windows.

The architect has done everything possible to let in as much light as possible from all sides, creating a particularly light and festive living experience.





THE BEAUTIFUL STAINED-GLASS FRONT
FAÇADE PROVIDES DOUBLE GLAZING
AND PLENTY OF PRIVACY ALONGSIDE
THE WONDERFUL NATURAL LIGHT.

The following list of rooms located at number 87 is for guidance only. Naturally, the new owner may choose to use these spaces for a different purpose.

GROUND FLOOR

Via the private entrance – or via the central entrance – you enter a surprisingly light space, currently used as retail space. The space is ideally suited for a new use and offers plenty of possibilities, for example for creating a spacious kitchen-diner, a lovely place for extensive cooking, cosy dining and socialising.

The beautiful stained-glass front façade provides double glazing and plenty of privacy alongside the wonderful natural light.

Adjacent to this is the spacious living room with fitted cupboards; this space could also be converted into a bedroom if desired. At the rear is another bedroom, featuring large glass doors that provide direct access to the beautifully landscaped back garden.

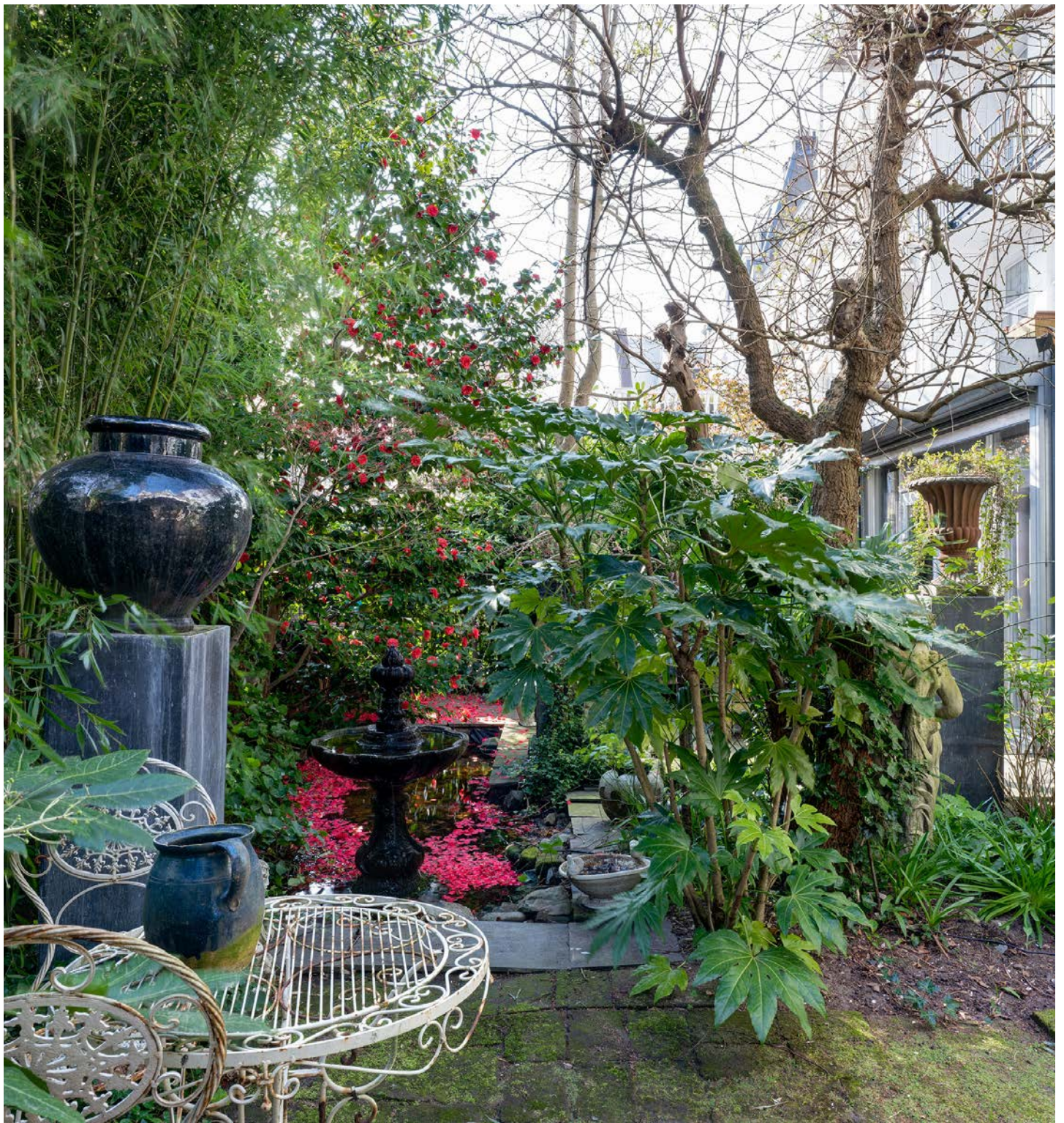
The garden is exceptionally green, lushly overgrown and conveniently south-facing, allowing you to enjoy the sun to the full all day long.

Adjacent to the living room is the hallway with a separate toilet. From this hallway, you can access both the basement and the bathroom, which is fitted with a shower, a wall-hung toilet and a designer washbasin. The staircase to the first floor is also located here.









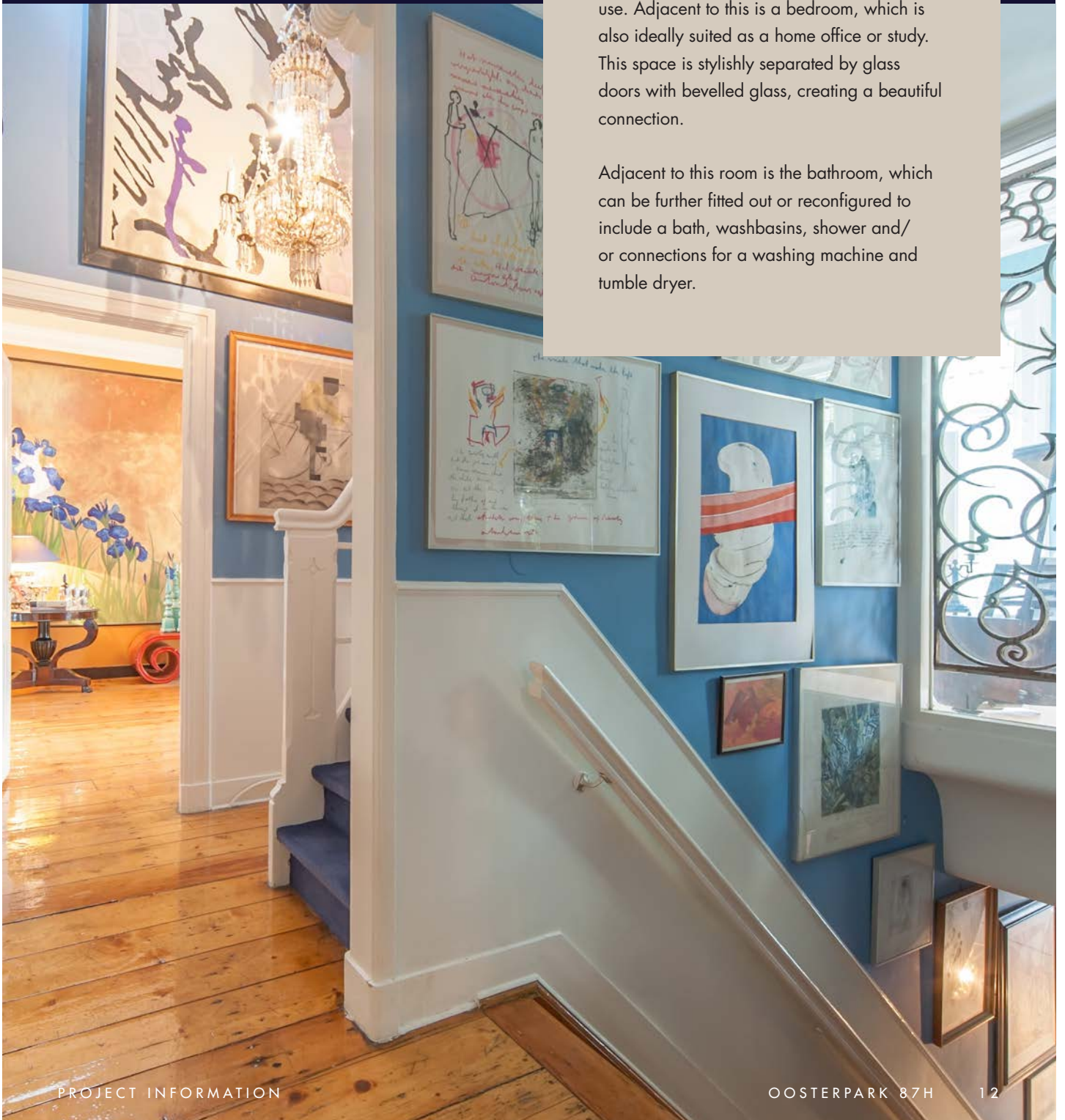
THE GARDEN IS EXCEPTIONALLY GREEN,
LUSHLY OVERGROWN AND
CONVENIENTLY SOUTH-FACING.

FIRST FLOOR

The first floor is characterised by large windows at both the front and rear, creating a beautiful flood of light throughout the day and offering a lovely view of Oosterpark.

The current layout comprises a spacious living room with a fireplace, previously used as a studio. This space exudes light and atmosphere and offers various possibilities for use. Adjacent to this is a bedroom, which is also ideally suited as a home office or study. This space is stylishly separated by glass doors with bevelled glass, creating a beautiful connection.

Adjacent to this room is the bathroom, which can be further fitted out or reconfigured to include a bath, washbasins, shower and/or connections for a washing machine and tumble dryer.







SECOND FLOOR

The second floor is accessed via the internal staircase and features a spacious bedroom with an en-suite bathroom. From this bedroom, there is access to a very generous terrace, comparable in size to the bedroom and study on the floor below.

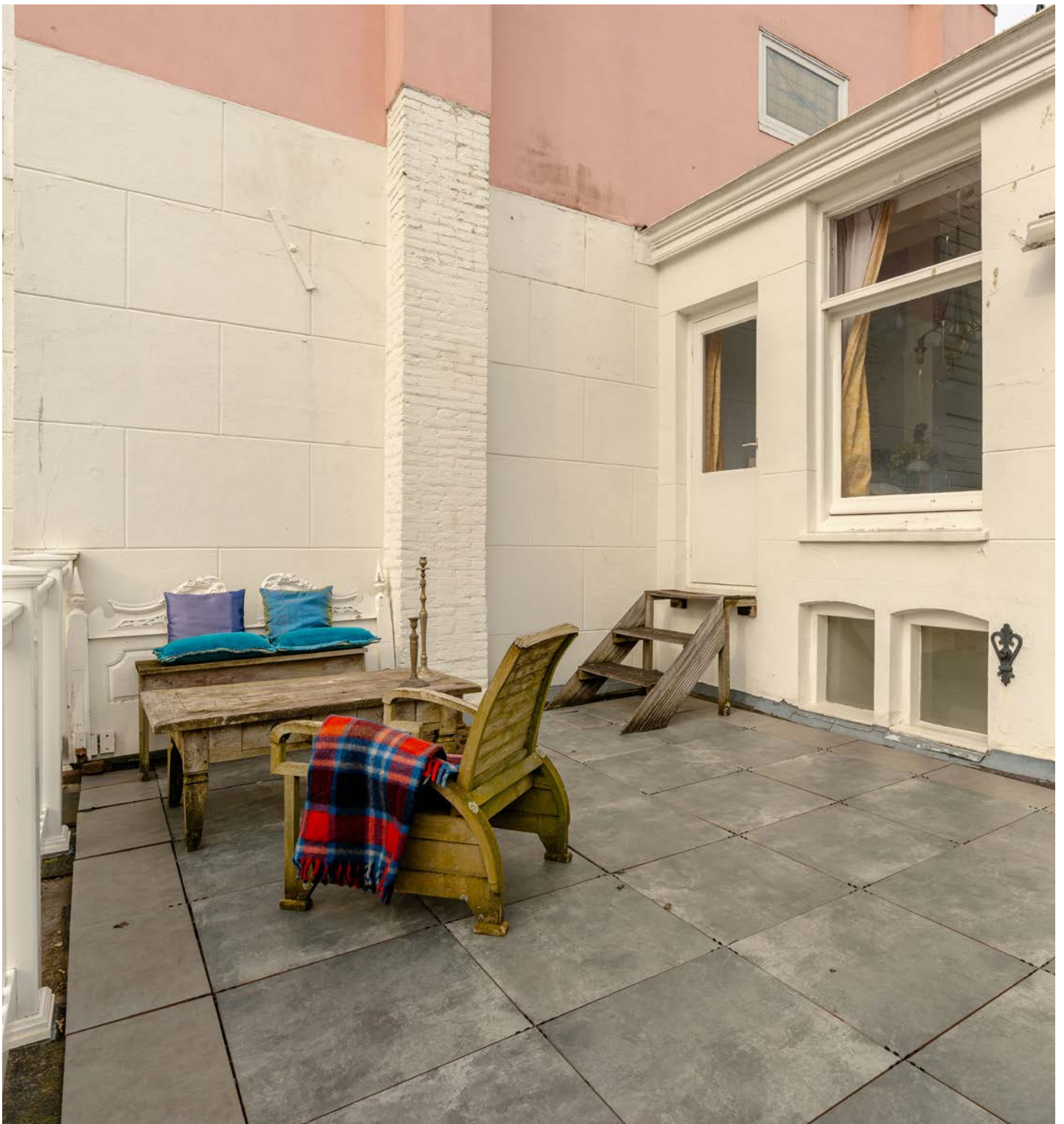
From here, you once again have a view of the beautifully landscaped south-facing garden with rare trees (such as a mulberry tree and a ginkgo biloba), and you'll forget you're in the heart of the city! Gardens like this are now rare in Amsterdam because almost everywhere is being developed and built up. (Perhaps a shame, but it is certainly a possibility: according to the zoning plan, extension and development are permitted).

The terrace is naturally sheltered by vegetation from the garden, including wisteria and vines, which provide shade and privacy. The roof also offers opportunities for sustainability, such as the installation of solar panels thanks to its favourable south-facing position.







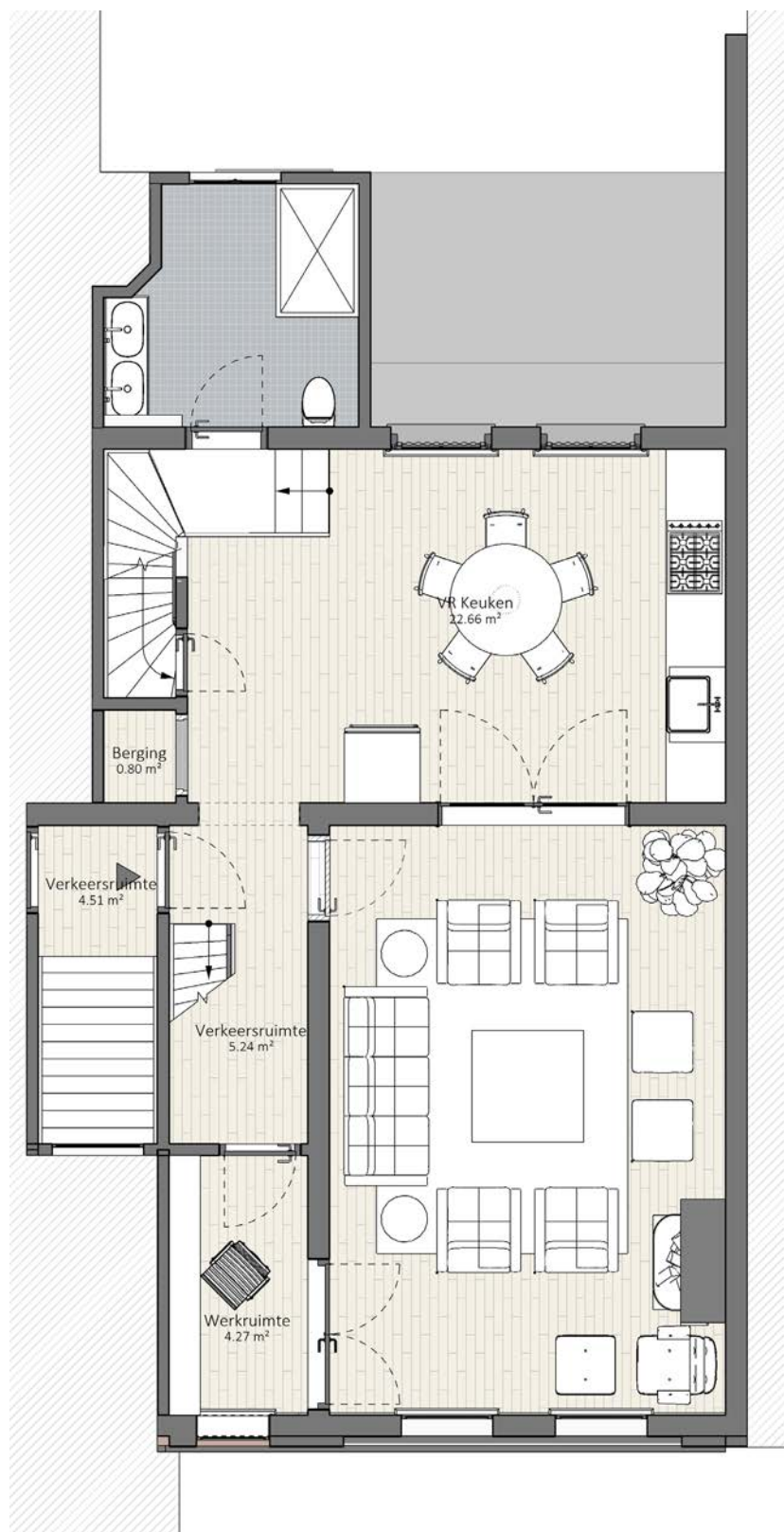


FROM THIS BEDROOM, THERE IS ACCESS
TO A VERY GENEROUS TERRACE.

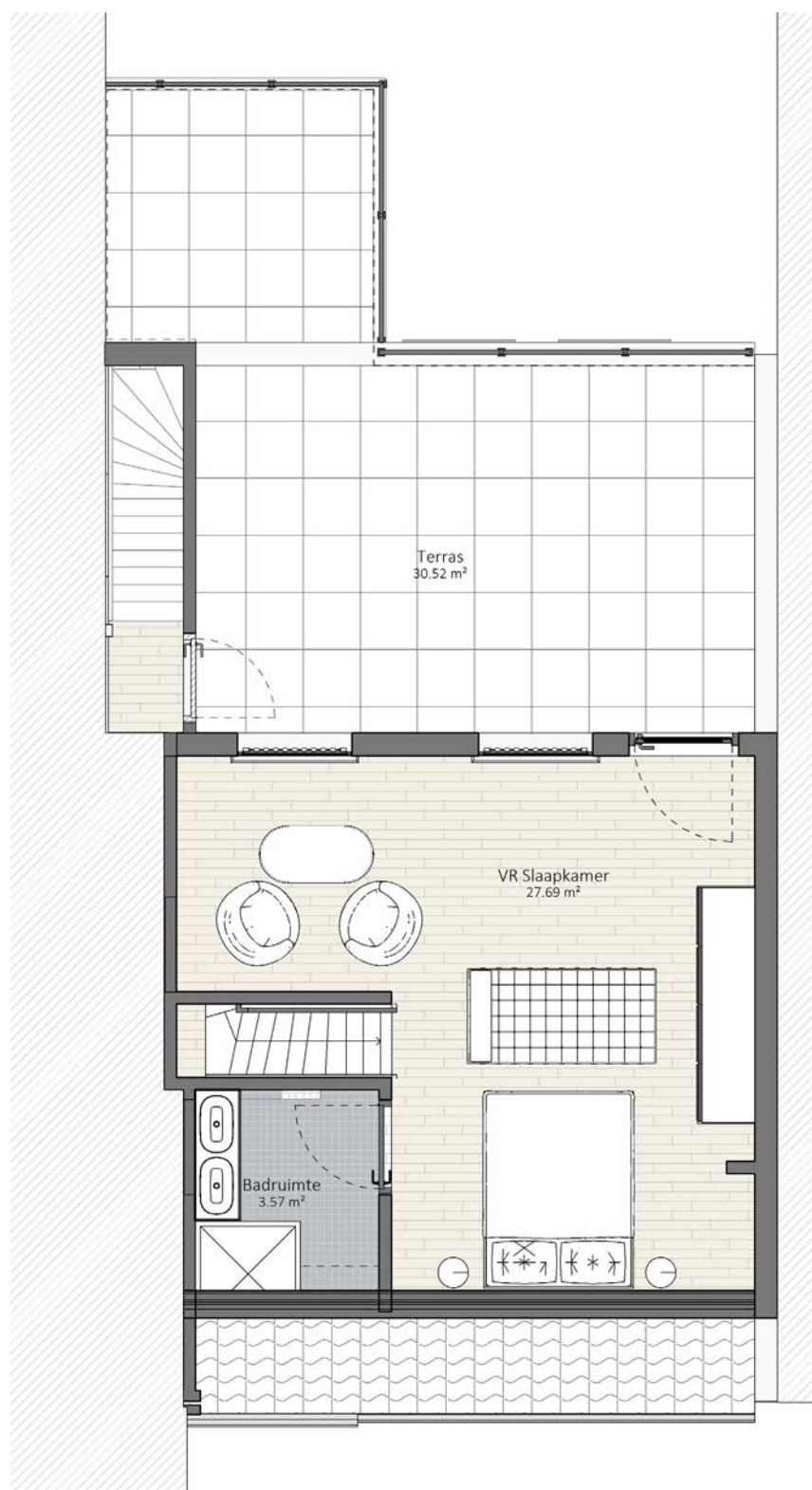
GROUND FLOUR



FIRST FLOOR

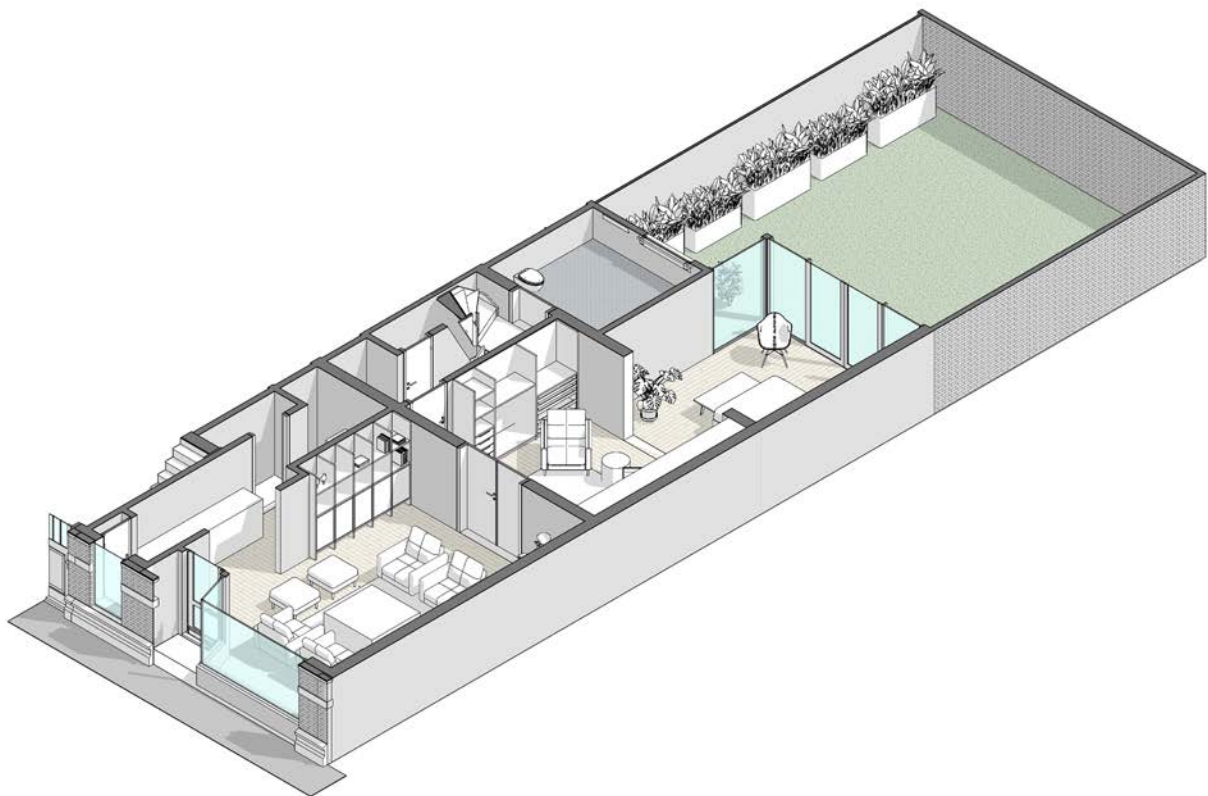


SECOND FLOOR

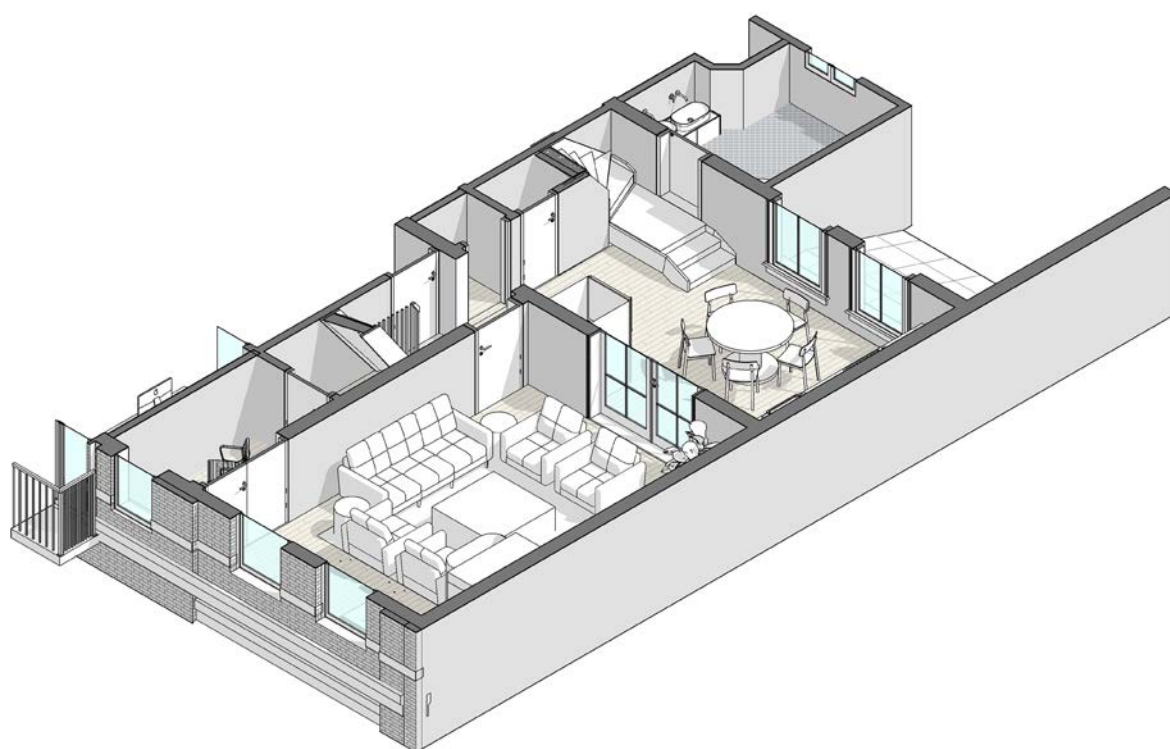




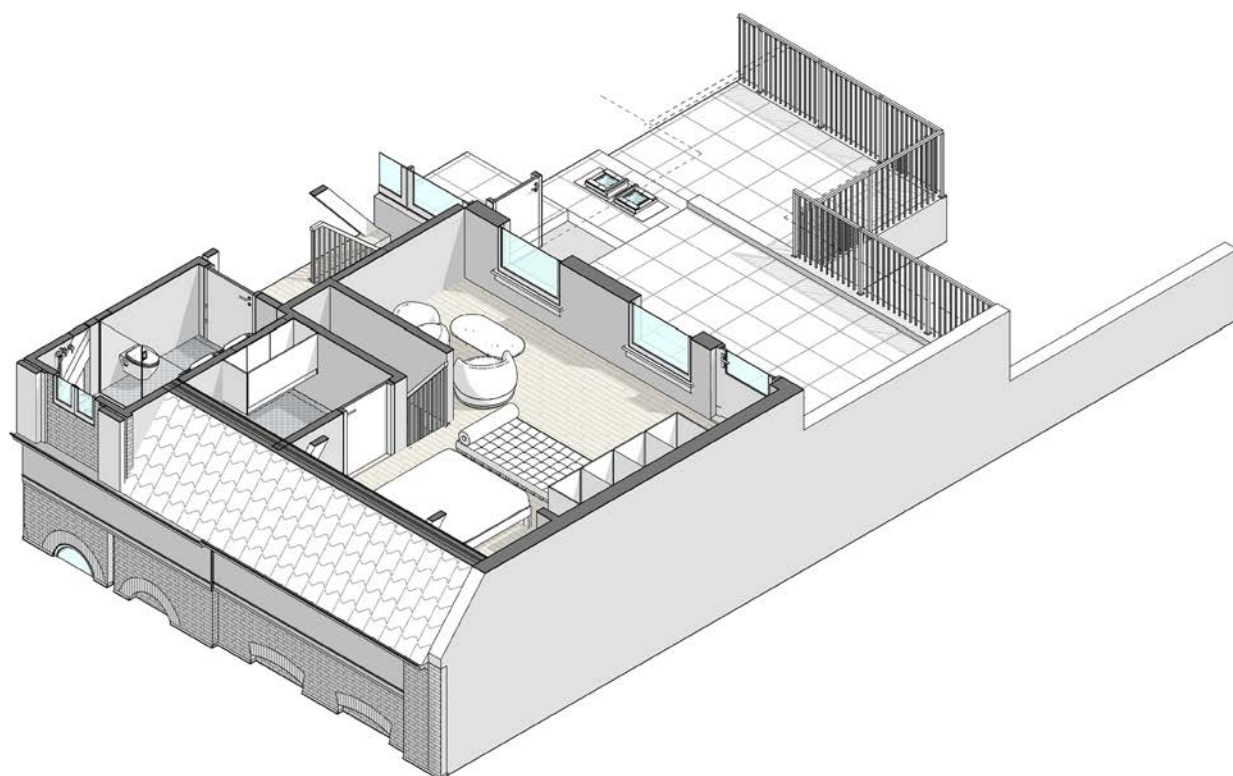
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SPECIFICATIONS

OBJECT

Type:	Townhouse
Year of construction:	1882
Current use:	Living space
Current destination:	Living space

OUTDOOR SPACE

- + The garden is exceptionally green, lushly planted, and ideally oriented to the south, allowing you to enjoy the sun throughout the day.
- + Approximately 56 m²
- + Roofterrace, south facing

PARTICULARS

- + 3 storeys with roof terrace and garden, situated near Oosterpark
- + Total living area of approx. 212 m²
- + 6 rooms, comprising 4 bedrooms, 3 bathrooms, garden, roof terrace and basement
- + Working open fireplace
- + Front fitted with a sun awning
- + Listed building
- + Situated on freehold land
- + Split property; according to the BAG, number 87 is registered as retail space and a residence with the following house numbers: 87 H and 87 2
- + As is, where is clause applies
- + Age clause applies
- + Seller's discretion clause applies

CHARACTERISTICS

Living area:	212 m ²
Number of rooms:	6
Number of bedrooms:	4
Volume:	715 m ³
Building-related outdoor space	30 m ²

CADASTRAL

Municipality:	Amsterdam
Section:	S
Plot number:	10241

DESTINATION

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

MUNICIPALITY

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

OWNERSHIP SITUATION

- + Full ownership

