

CARLA
VAN DEN BRINK

WOUWERMANSTRAAT 9 HS
AMSTERDAM

An exceptionally charming family home of approximately 171 m^2,
fully renovated in 2022 and arranged over three floors,
featuring four bedrooms, a delightful garden and a generous south-facing terrace,
in a beautiful location in Amsterdam's Oud-Zuid district.

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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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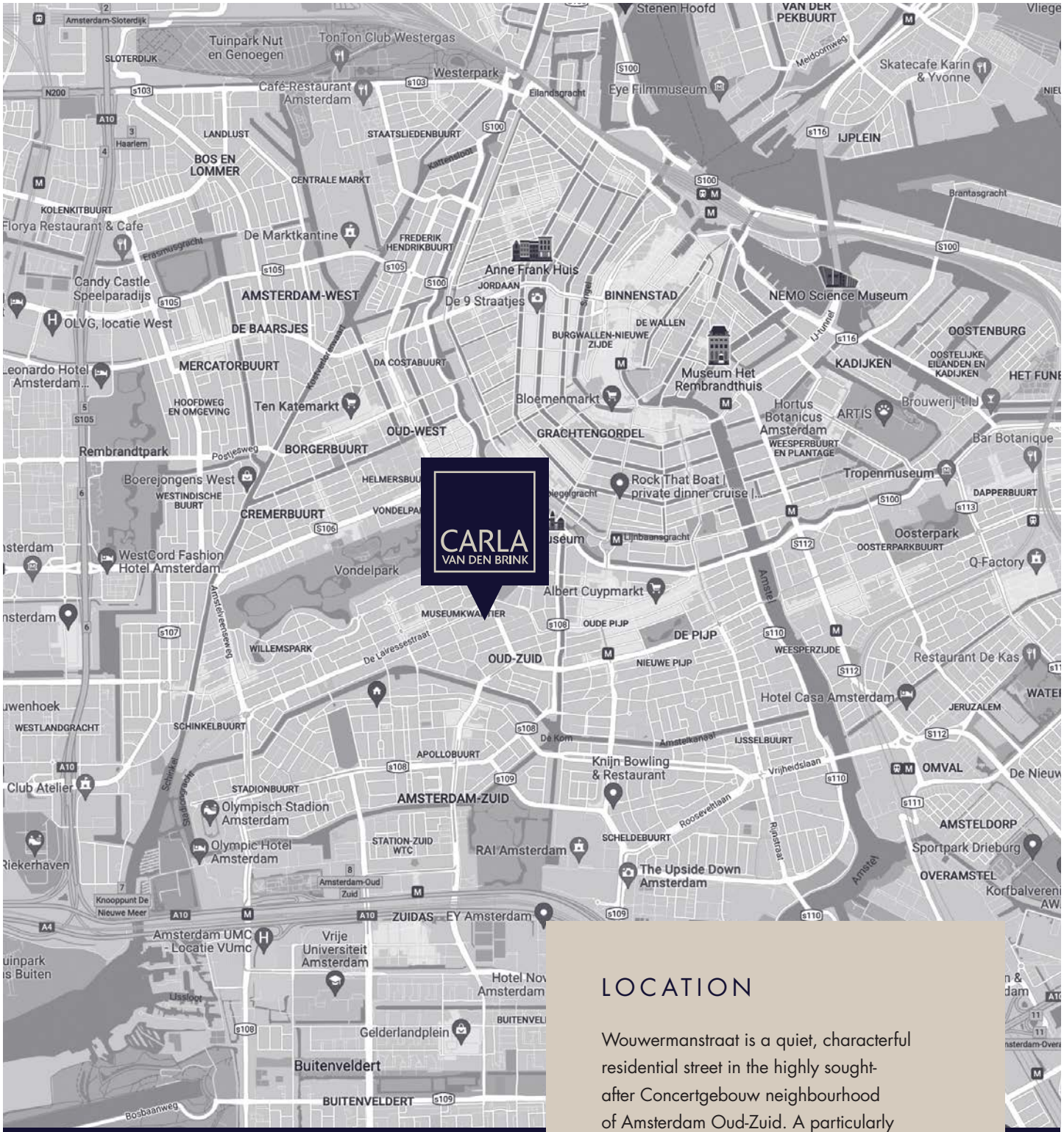
LIVING

Behind the characteristic façade of this Amsterdam townhouse lies a surprisingly spacious and exquisitely renovated ground-floor residence. During the extensive renovation in 2022, the property was not only fully modernised but also reconfigured and extended to the rear. Particular attention was paid to preserving the original architectural details, selecting high-quality materials and creating a layout perfectly suited to contemporary family life.

The impressive ceiling height of almost 3.40 metres on the ground floor, the original connecting doors and fireplaces, the oak herringbone flooring and the beautifully designed kitchen lend the house an effortless elegance.

With four bedrooms on the first floor, a separate study, a versatile lower ground floor room and several outdoor spaces, this property offers all the space and comfort of a substantial family home.





LOCATION

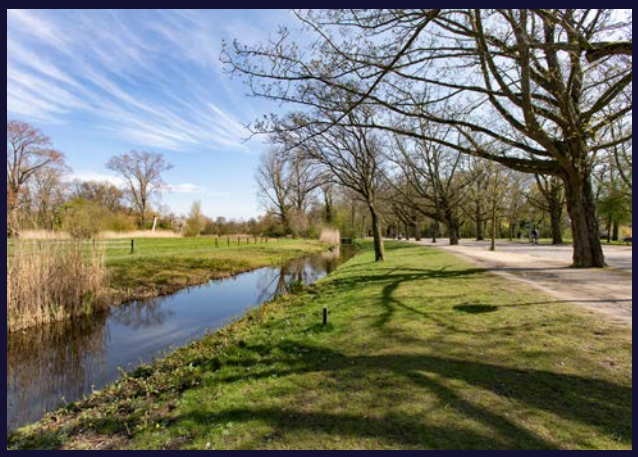
Wouwermanstraat is a quiet, characterful residential street in the highly sought-after Concertgebouw neighbourhood of Amsterdam Oud-Zuid. A particularly appealing place to live, combining the tranquillity of a residential street with all the amenities of city life close at hand.

The presence of several excellent schools, childcare facilities and sports amenities makes this neighbourhood particularly well suited to families. Public transport connections are also excellent.

The Concertgebouw and Museumplein, home to the Rijksmuseum, the Van Gogh Museum and the Stedelijk Museum, are virtually around the corner. The Vondelpark is also just a short distance away, offering a wonderful setting for walking, exercising or spending time with the children.

For everyday shopping, there are numerous specialist shops along Van Baerlestraat and Cornelis Schuytstraat. The latter is particularly renowned for its elegant boutiques, delicatessens and inviting pavement cafés. On Saturdays, the organic Zuidermarkt takes place on Jacob Obrechtplein.

The neighbourhood also offers an excellent selection of restaurants and cafés. Brasserie Van Baerle, Brasserie Keyzer, Brasserie Van Dam and Café Garçon are just a few of the many appealing establishments nearby.





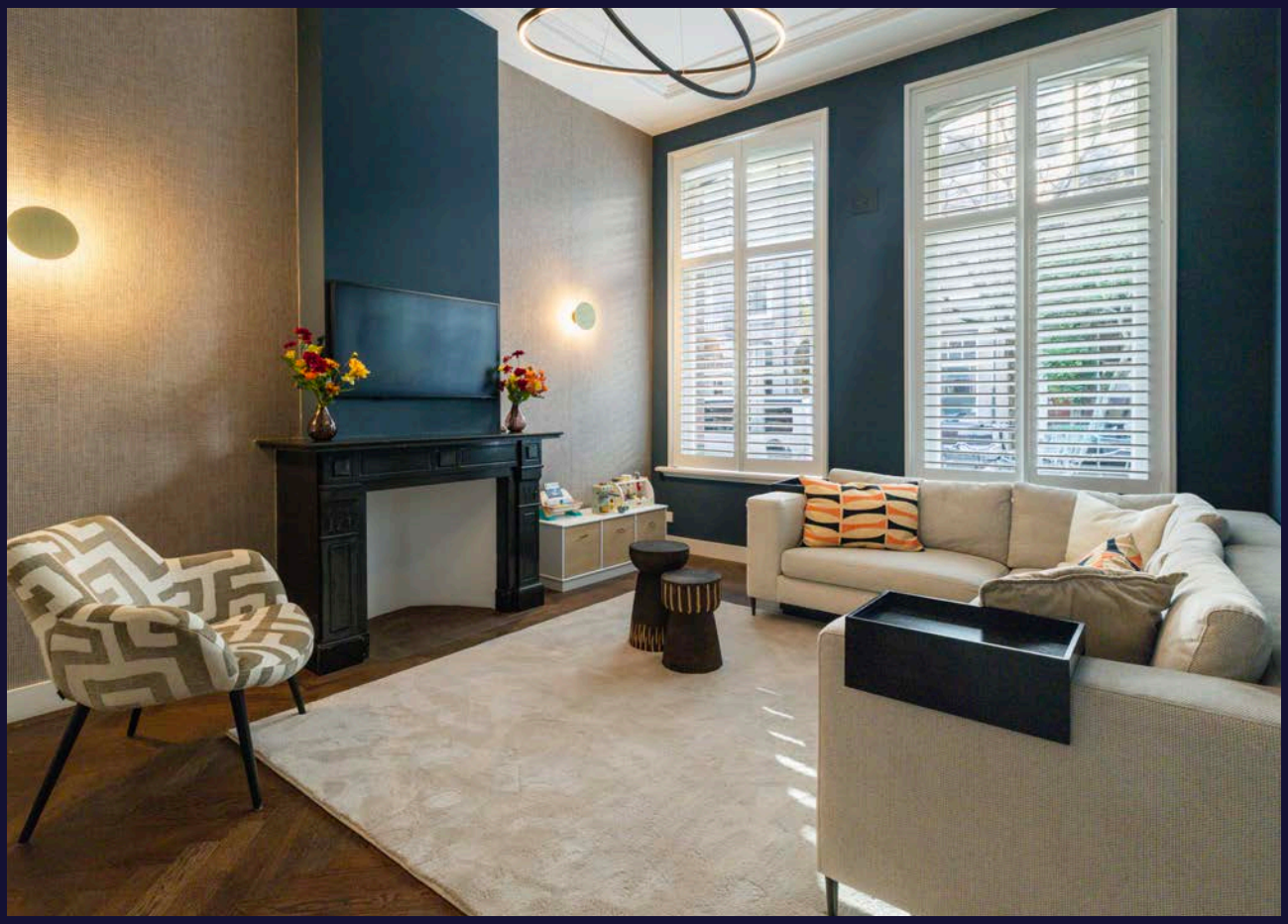


GROUND FLOOR

Private entrance from the street. The long entrance hall provides access to the various rooms and a separate WC.

At the front of the house is the inviting living room. The high ceilings, original fireplace and elegant connecting doors are a reminder of the property's architectural heritage. The oak herringbone flooring creates a seamless connection between the various living areas.









THE HIGH CEILINGS, ORIGINAL FIREPLACE AND ELEGANT CONNECTING DOORS ARE A REMINDER OF THE PROPERTY'S ARCHITECTURAL HERITAGE.

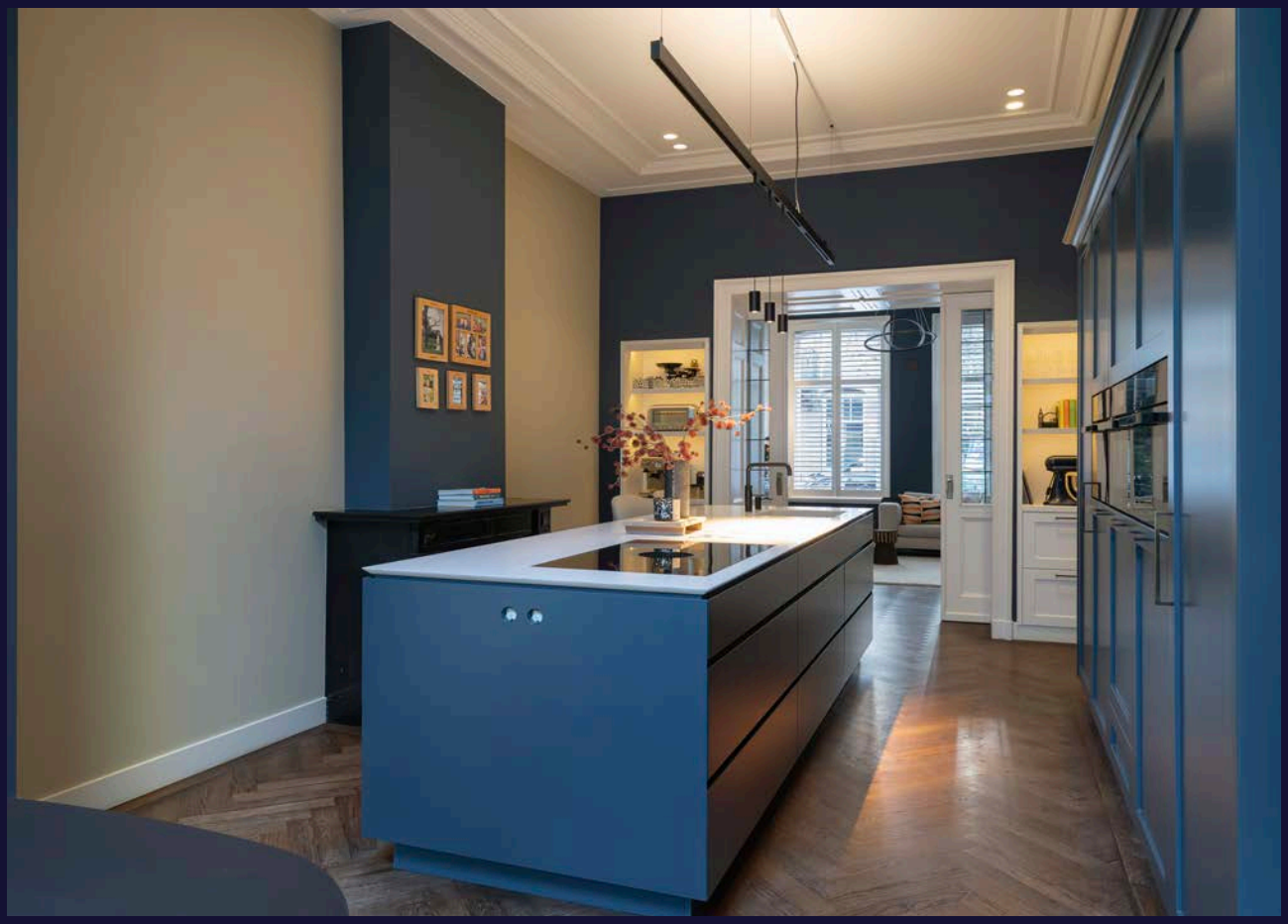


KITCHEN

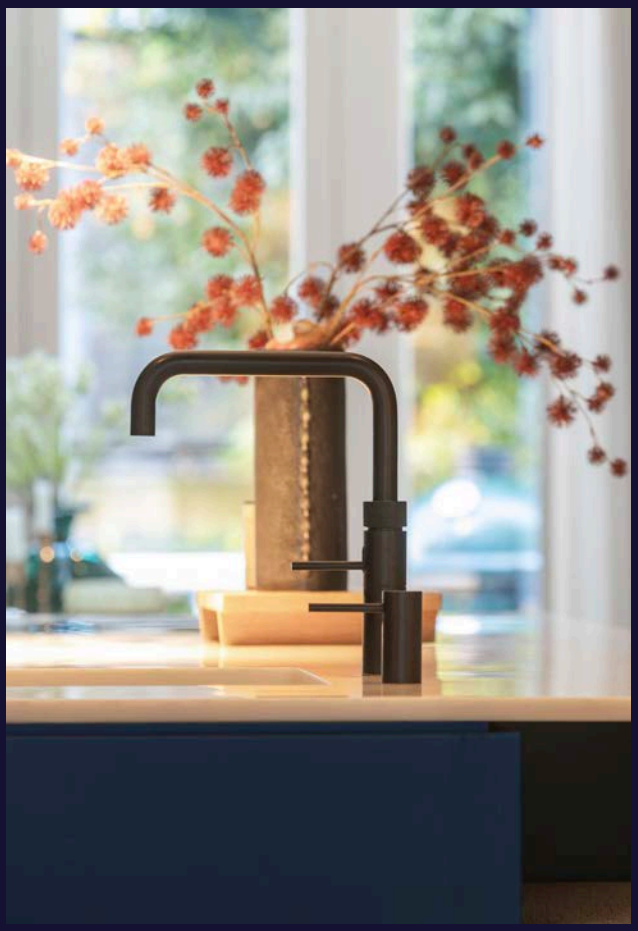
At the centre of the house lies the spacious kitchen, which can truly be described as the heart of the home. The large kitchen island with its ceramic worktop provides ample space for cooking, whilst also offering a delightful spot to enjoy a cup of coffee or a glass of wine.

The kitchen is equipped with a refrigerator, freezer, oven, combination microwave oven, steam oven, induction hob and Quooker boiling water tap. The original built-in cupboards flanking the connecting doors have been thoughtfully repurposed: one houses a charming coffee station, whilst the other provides additional practical storage.











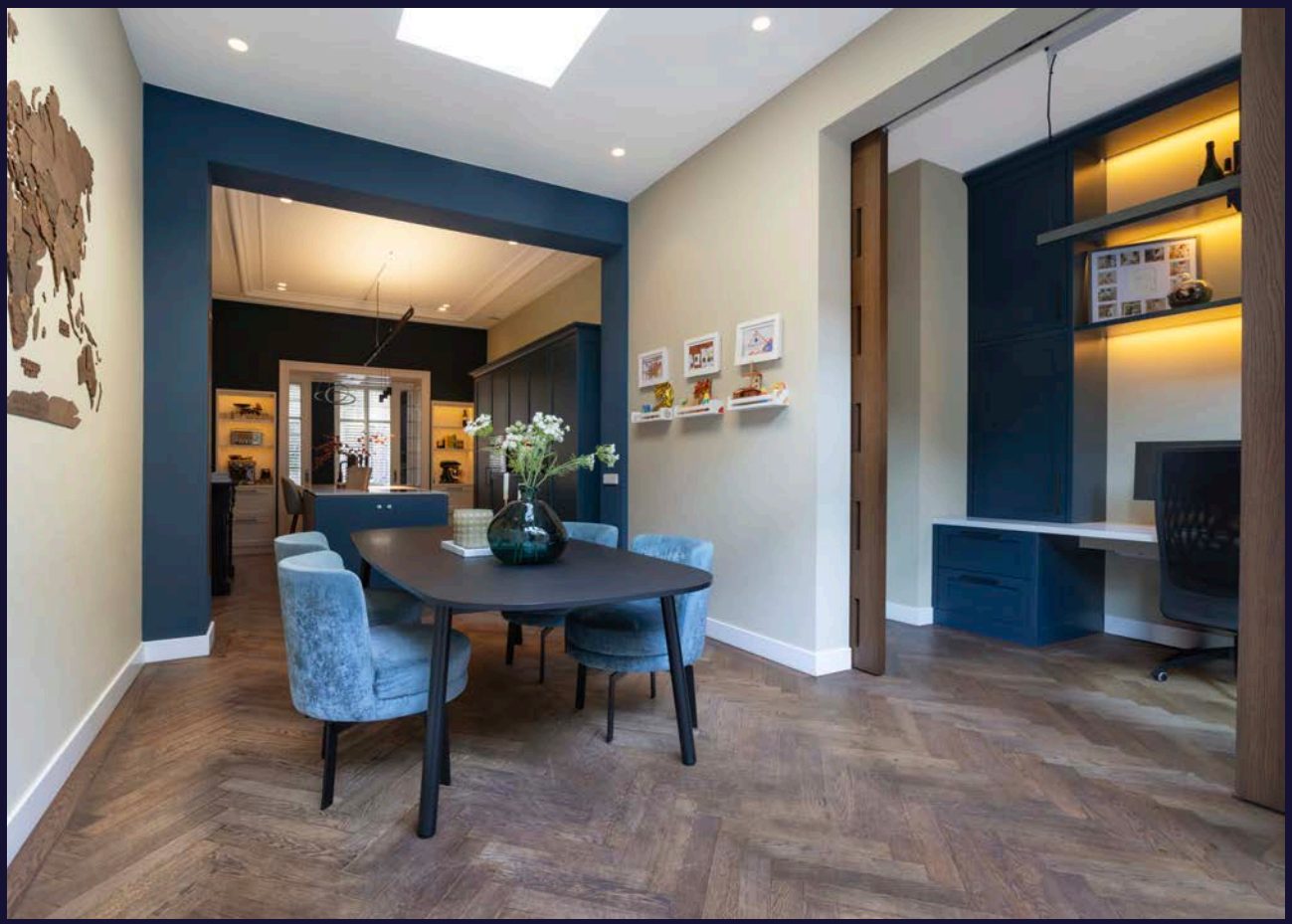
DINING ROOM AND STUDY

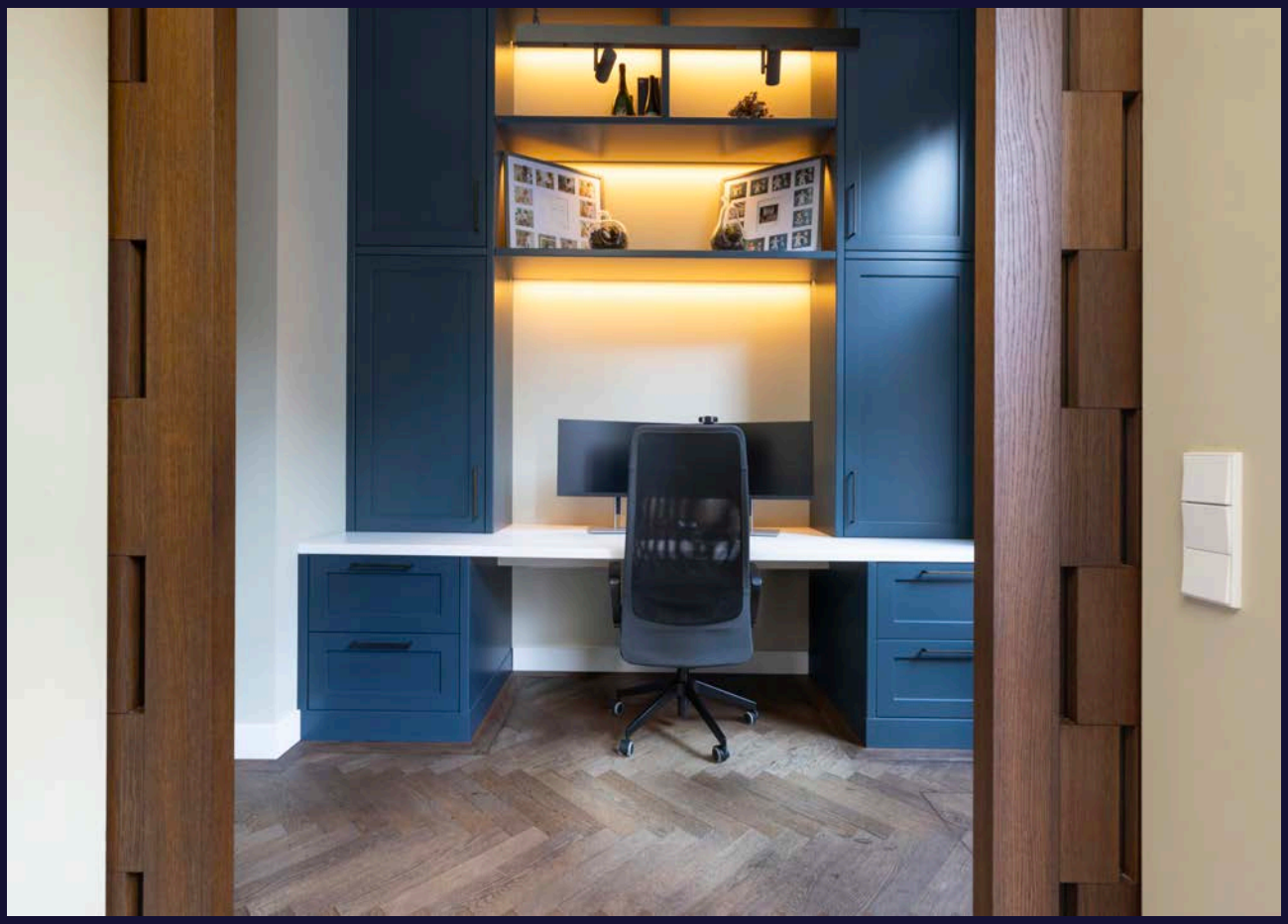
At the rear is the generous dining room, which, thanks to the extension, enjoys a wonderful connection with the garden. French doors open onto the adjoining terrace, a delightful setting in which to open the doors on warmer days and allow indoor and outdoor living to blend seamlessly.

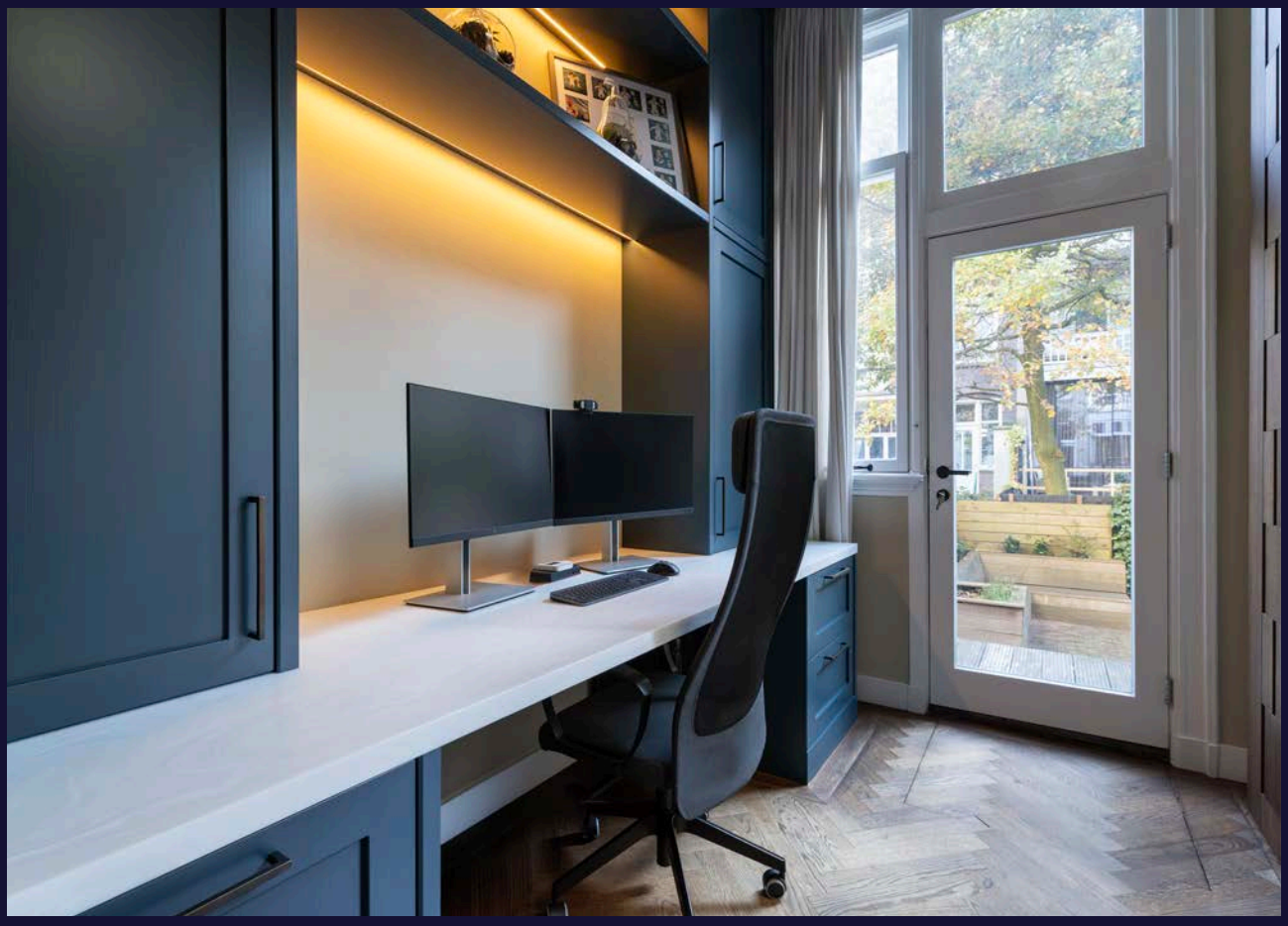
Adjacent to the dining room is a separate study. A particularly attractive feature is the bespoke wooden sliding doors, designed specifically for this space. The small glazed openings lend the doors a light and refined appearance, maintaining a visual connection with the dining room even when closed, whilst allowing the study to be completely separated from the other living areas.

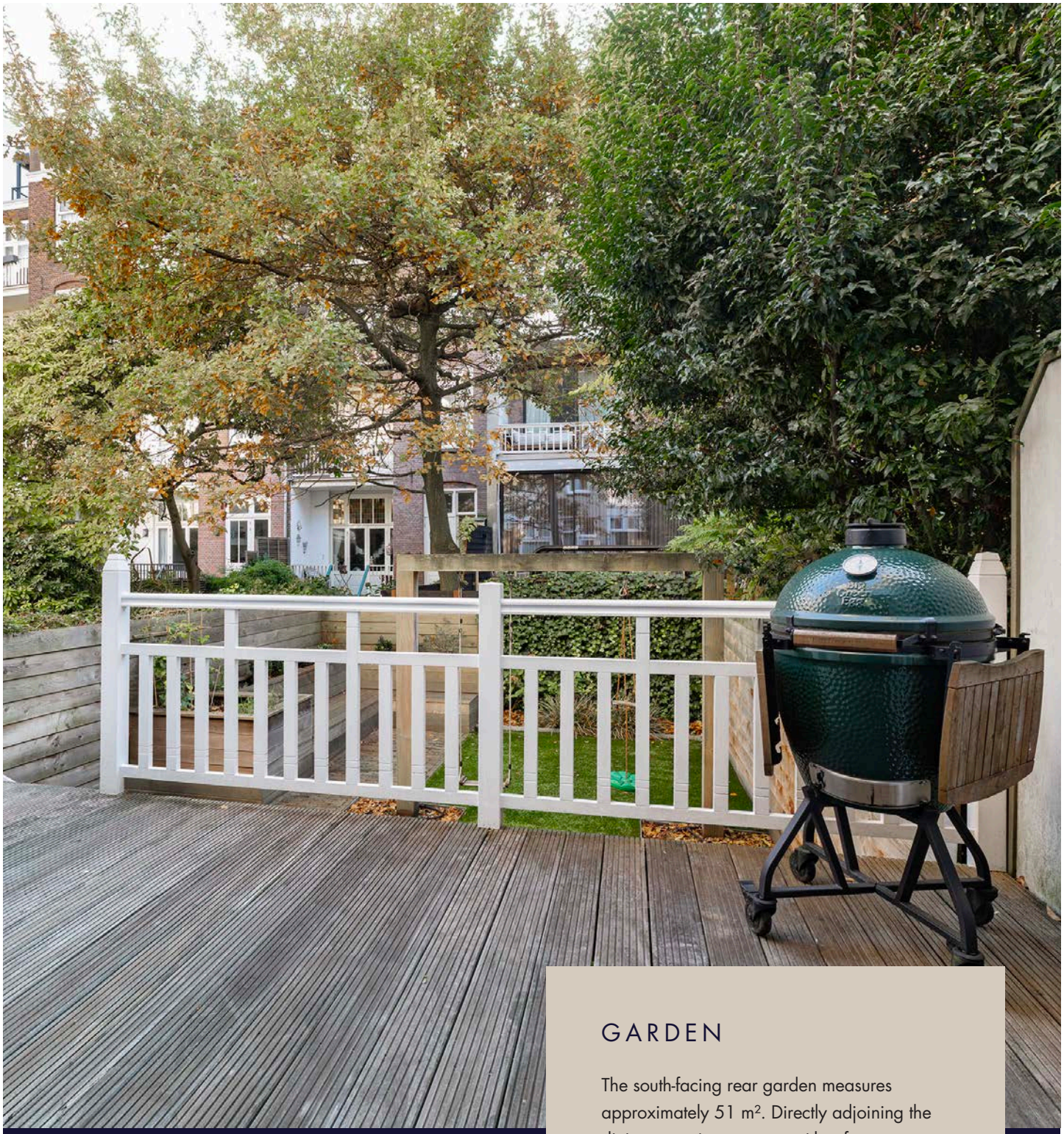


AT THE REAR IS THE GENEROUS DINING ROOM, WHICH, THANKS TO THE EXTENSION, ENJOYS A WONDERFUL CONNECTION WITH THE GARDEN.





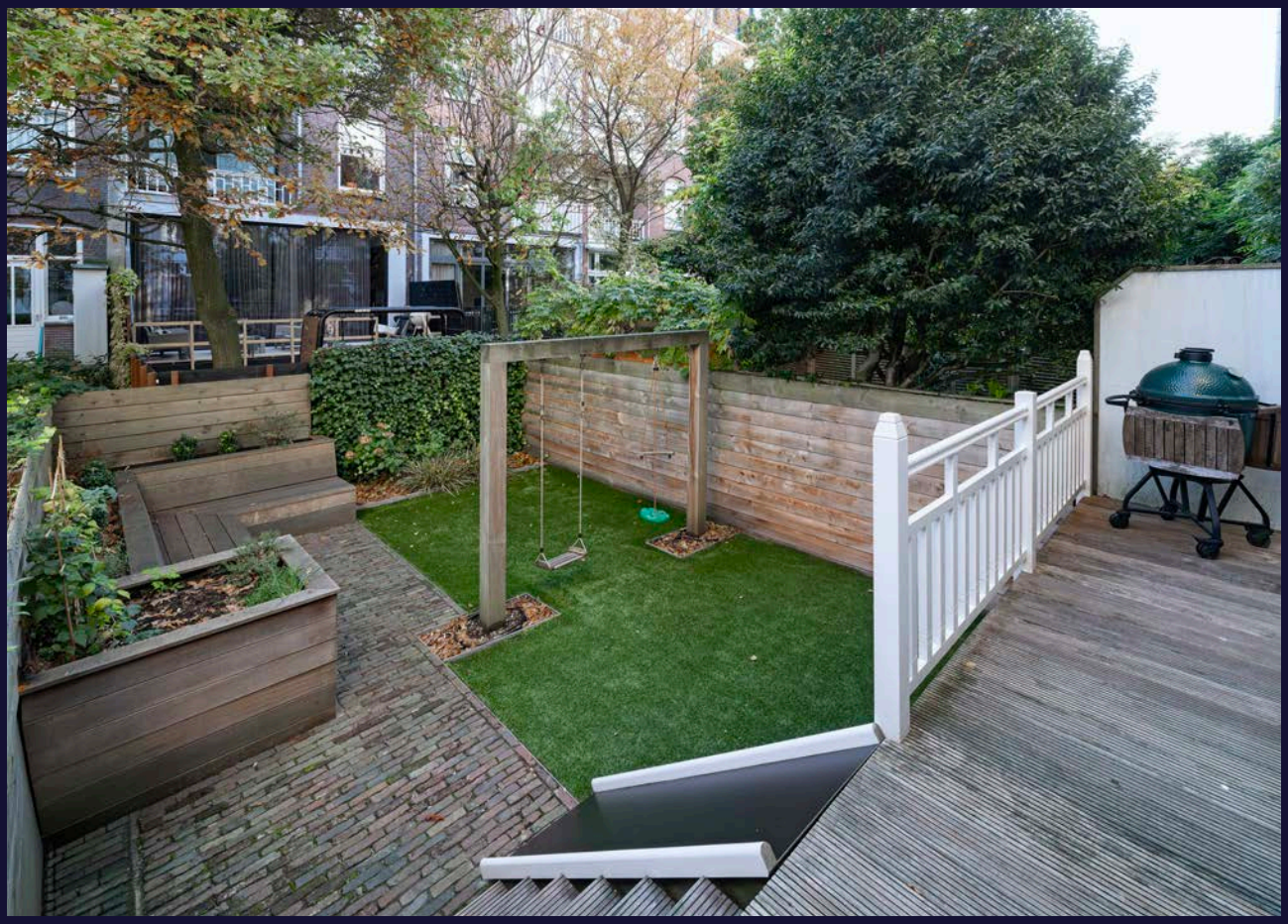


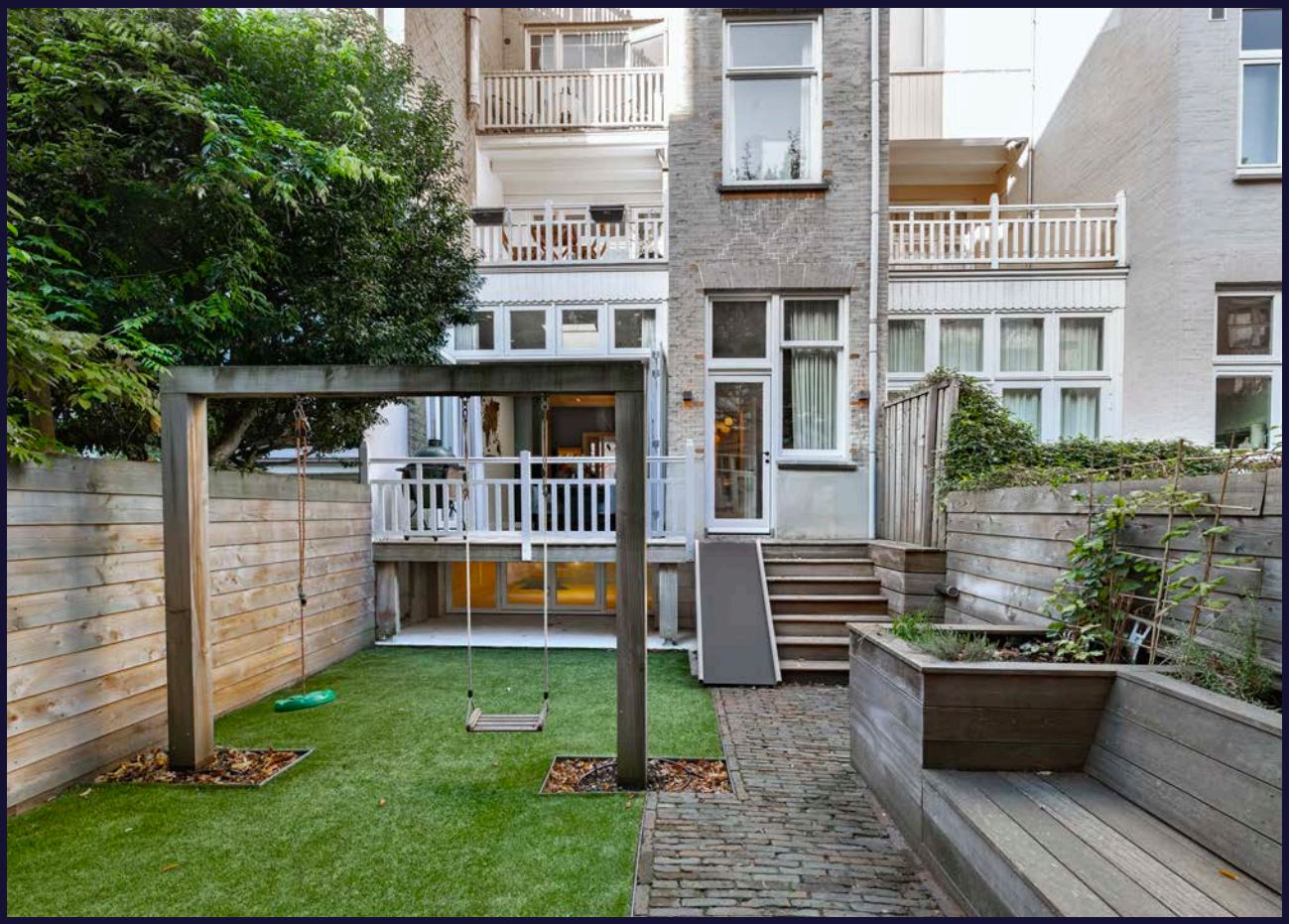


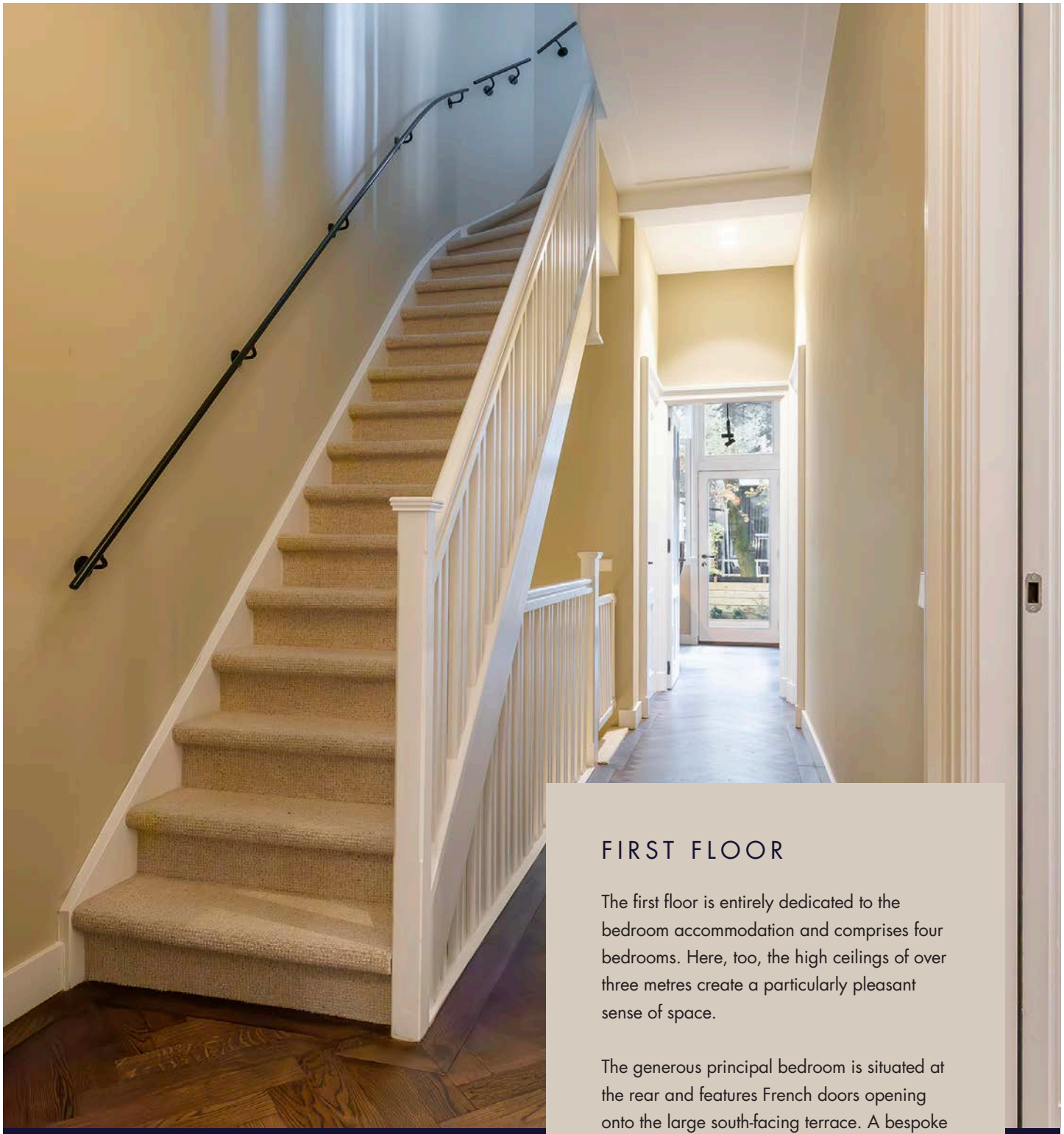
GARDEN

The south-facing rear garden measures approximately 51 m². Directly adjoining the dining room is a terrace, with a few steps leading down to the lower section of the garden.

Its sunny aspect and different levels offer ample opportunity to create several seating areas, whether for a leisurely lunch or dinner outdoors or simply to enjoy the sunshine in peace.





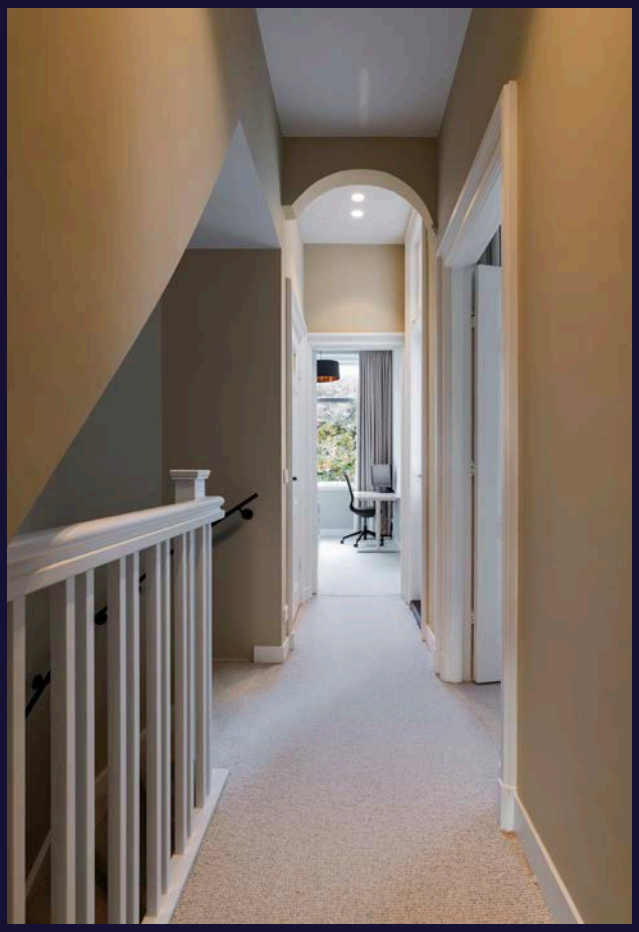


FIRST FLOOR

The first floor is entirely dedicated to the bedroom accommodation and comprises four bedrooms. Here, too, the high ceilings of over three metres create a particularly pleasant sense of space.

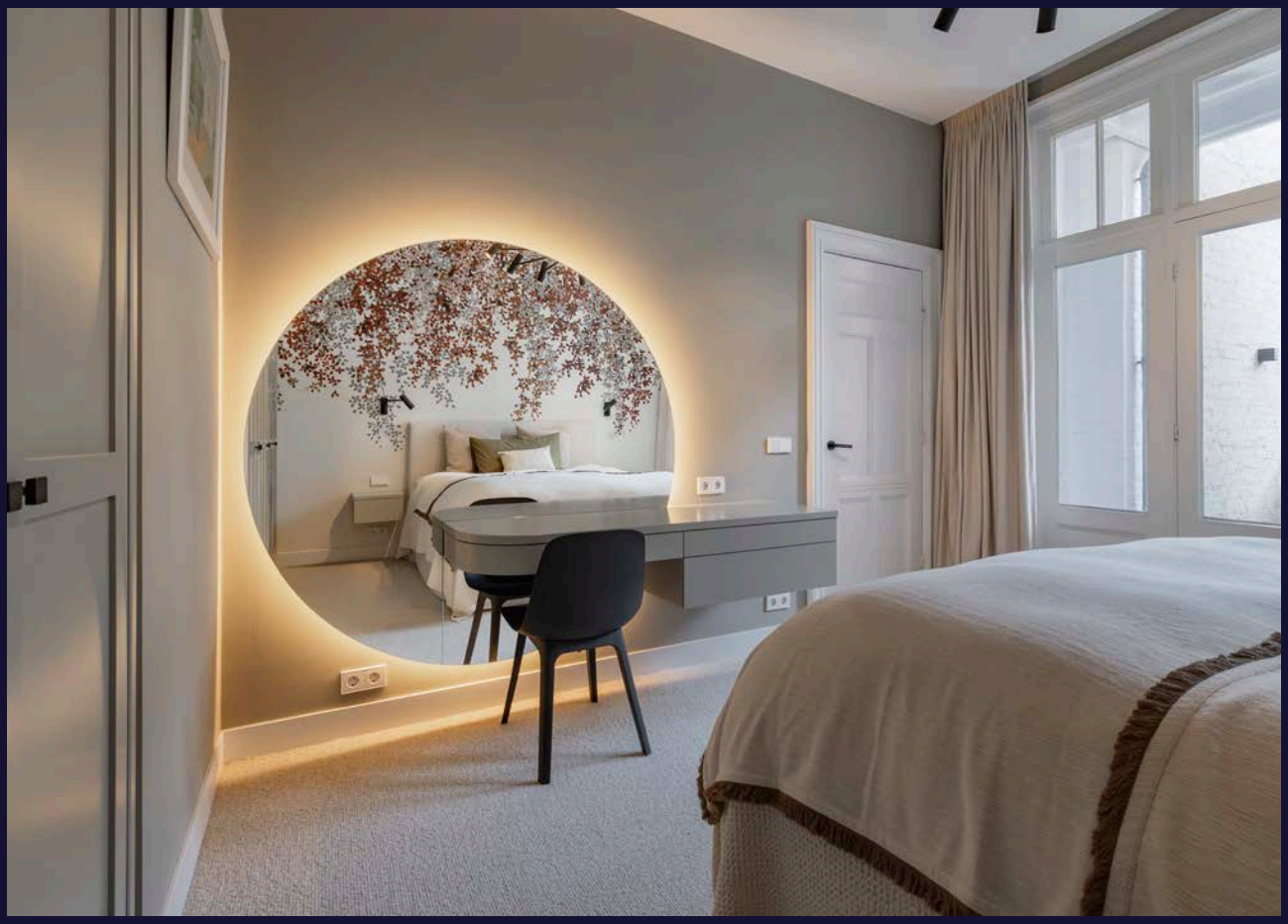
The generous principal bedroom is situated at the rear and features French doors opening onto the large south-facing terrace. A bespoke wall of fitted wardrobes, incorporating a dressing table and mirror, provides ample storage and lends the bedroom a refined appearance.

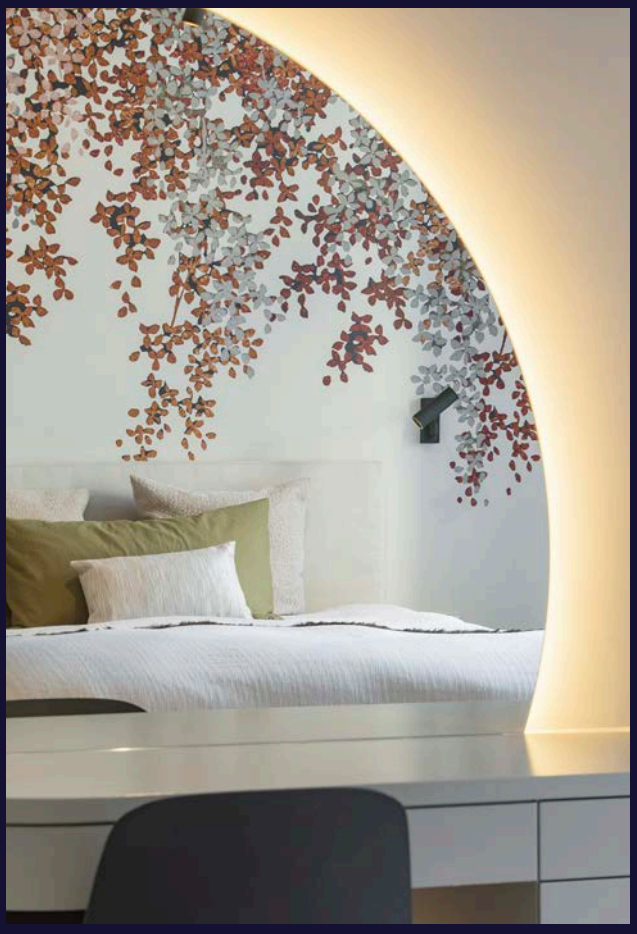
The terrace is accessible both from the principal bedroom and directly from the landing, allowing other members of the family to enjoy this delightful outdoor space.

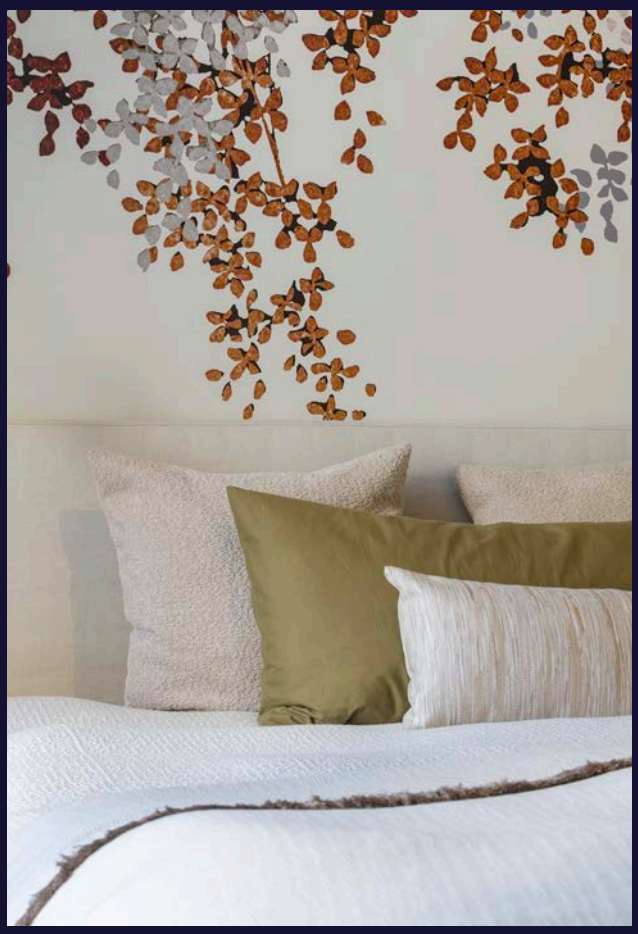


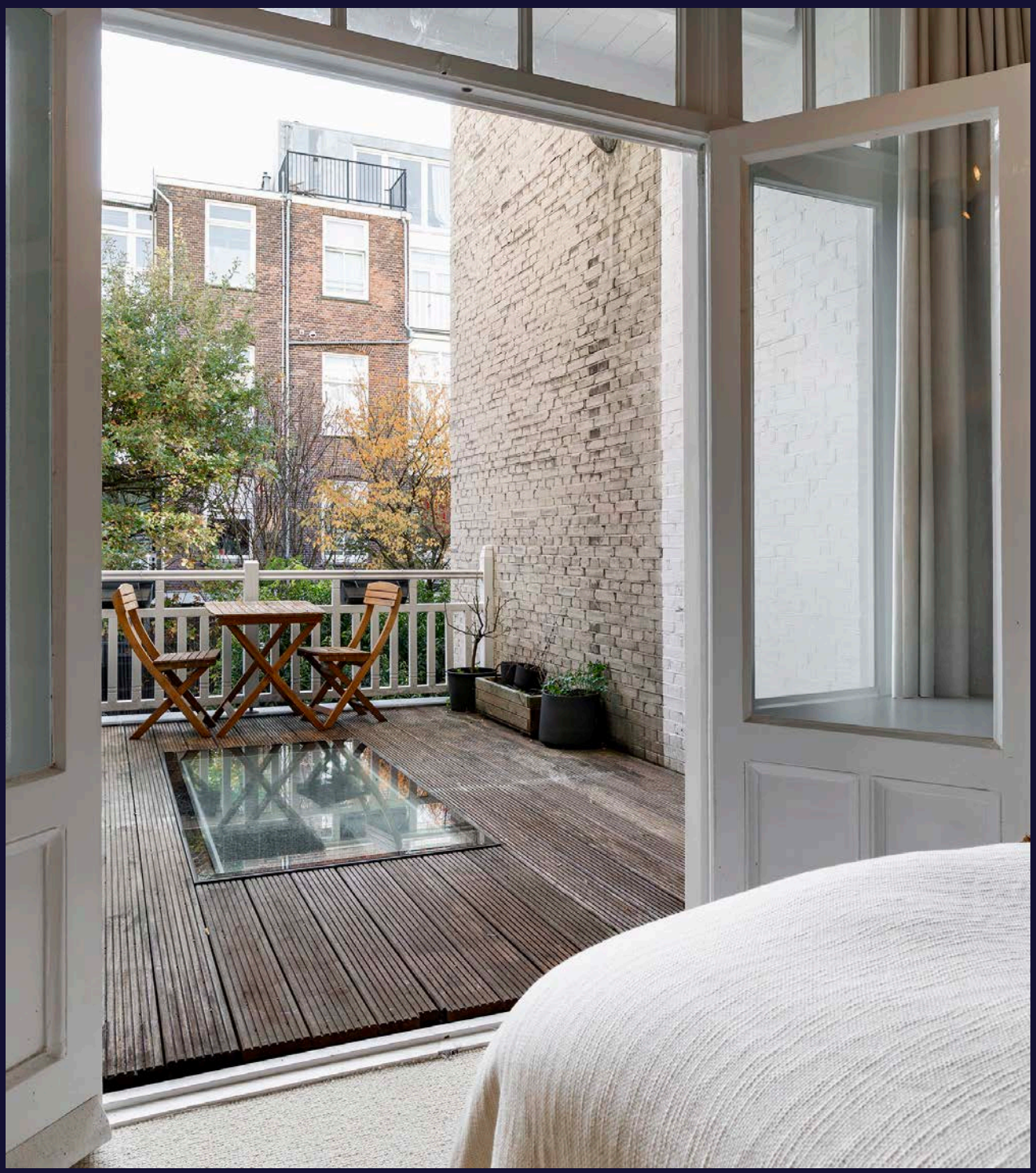










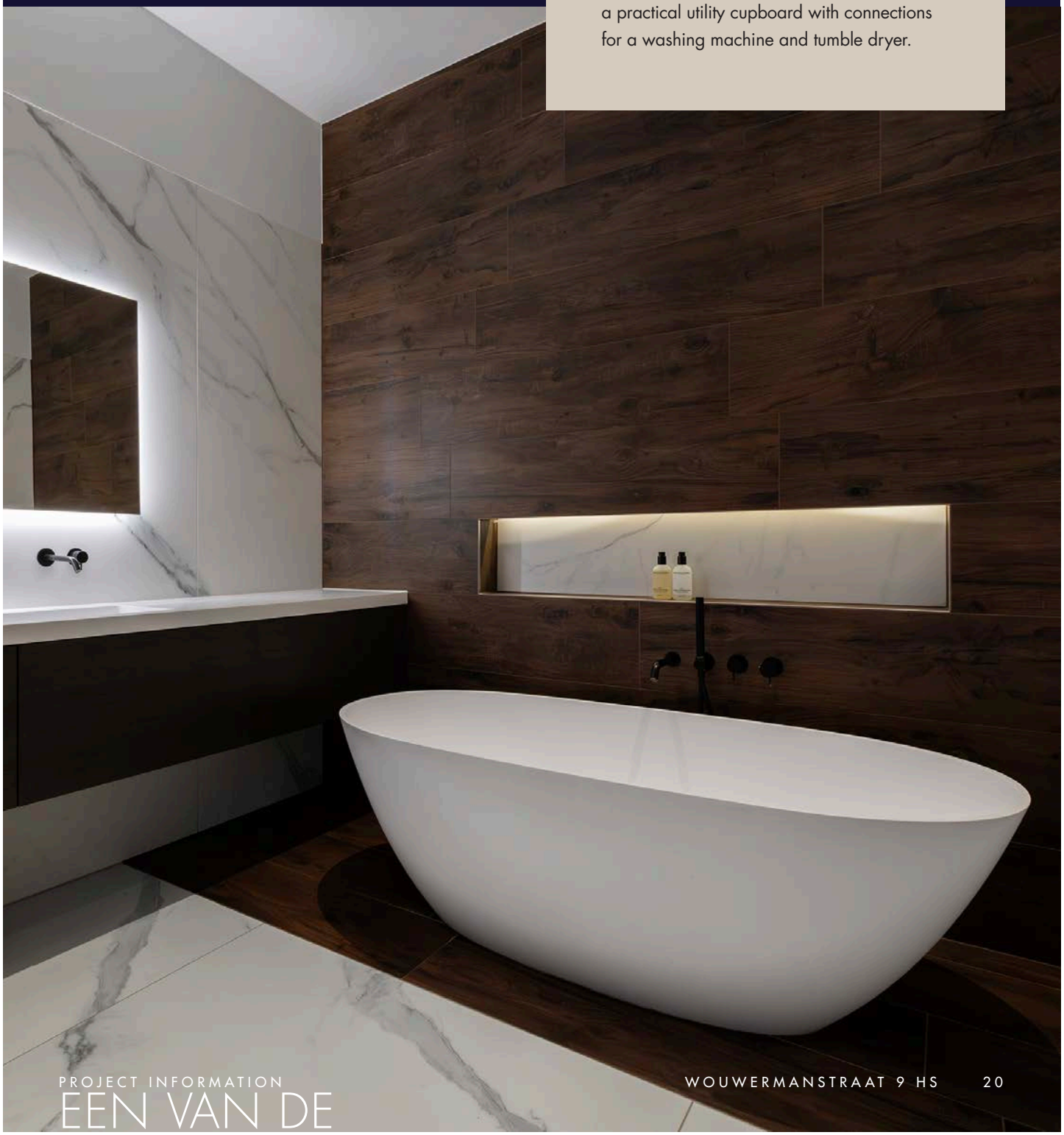


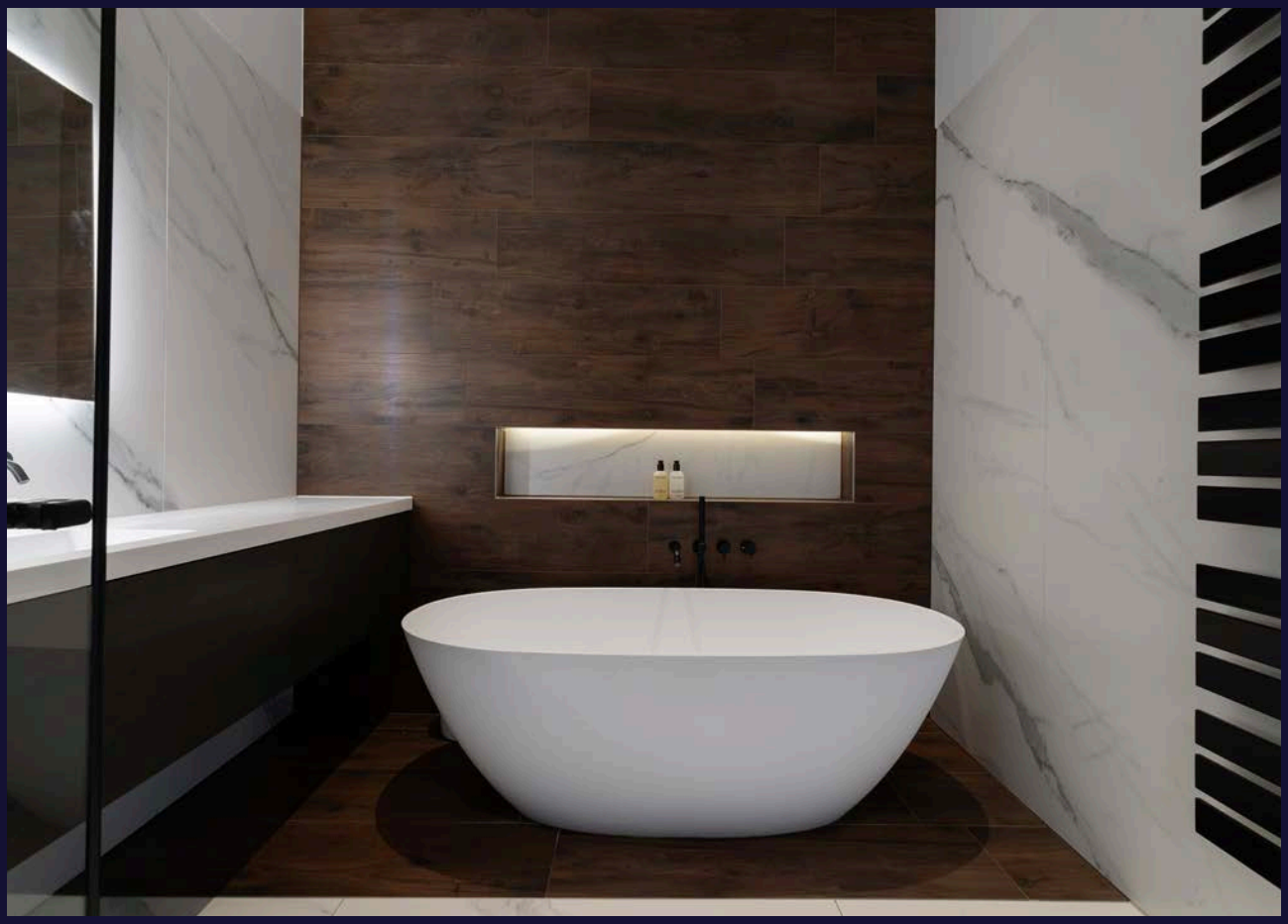
THE TERRACE IS ACCESSIBLE BOTH FROM THE PRINCIPAL BEDROOM AND DIRECTLY FROM THE LANDING.

The three remaining bedrooms are all well proportioned. One of the bedrooms at the front also benefits from a charming original-style balcony.

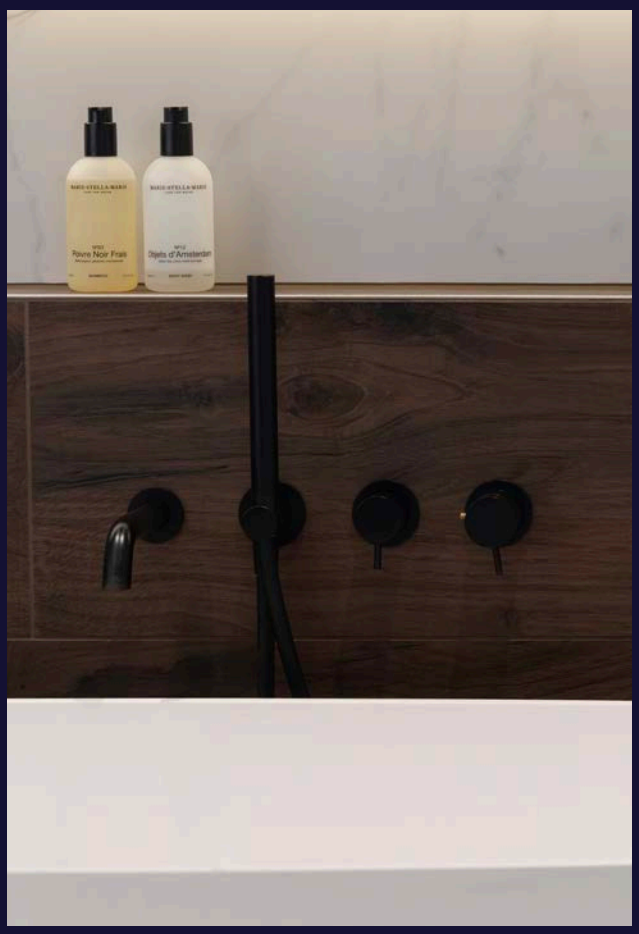
At the centre of this floor is the spacious bathroom, featuring a freestanding bath, double washbasin and separate walk-in shower.

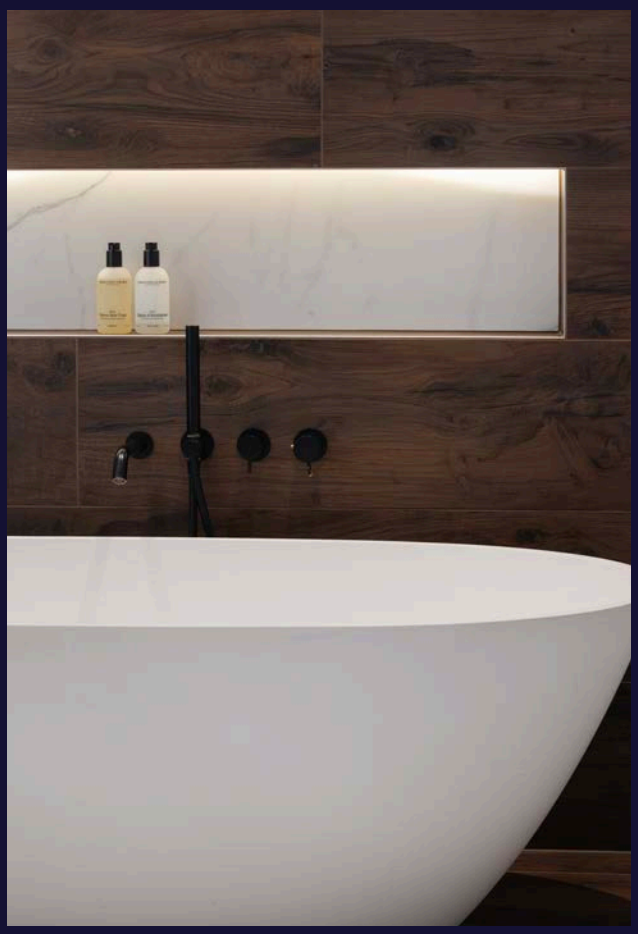
This floor also comprises a separate WC and a practical utility cupboard with connections for a washing machine and tumble dryer.

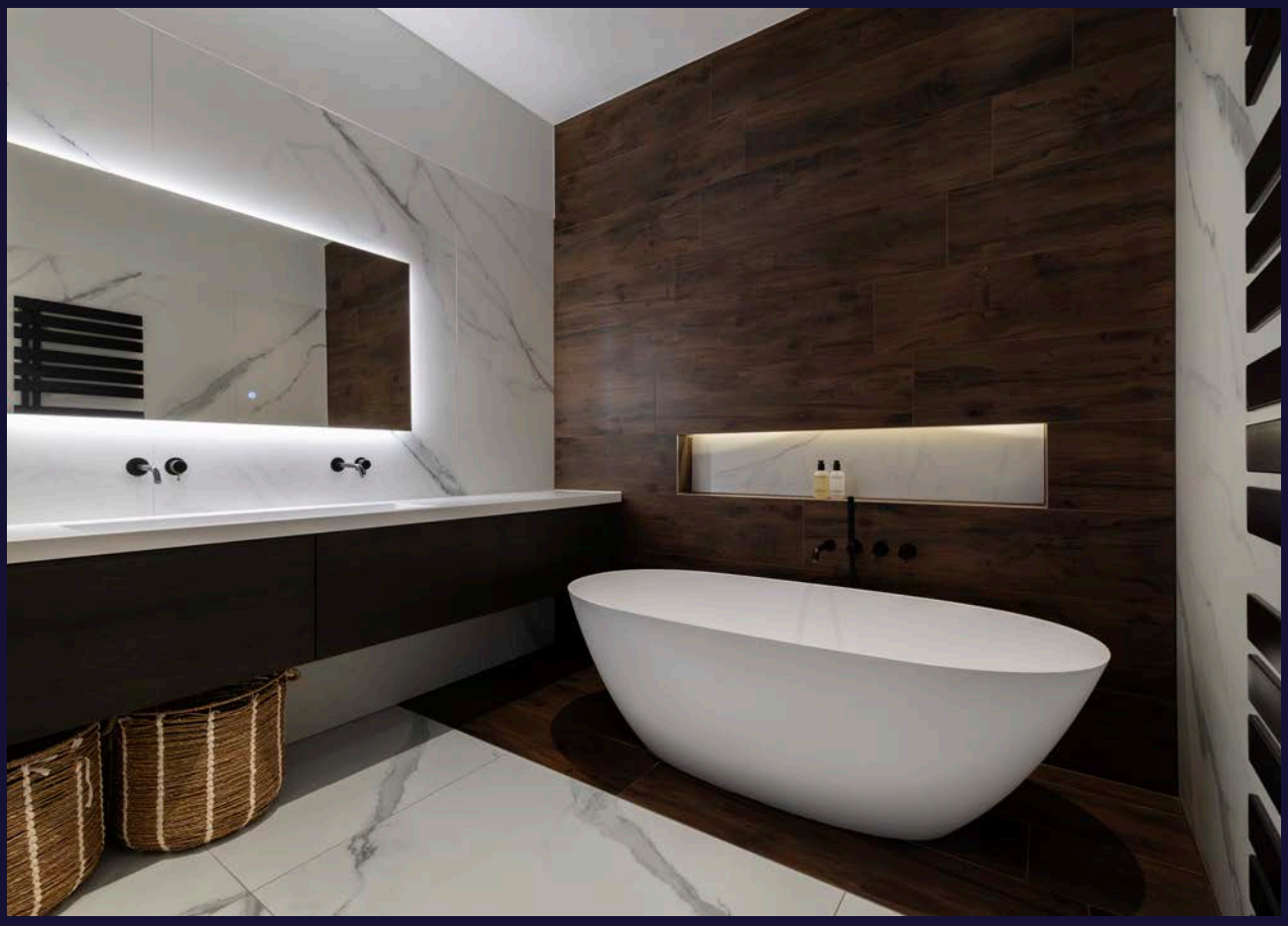







Poivre Noir Frais
Objets d'Amsterdam









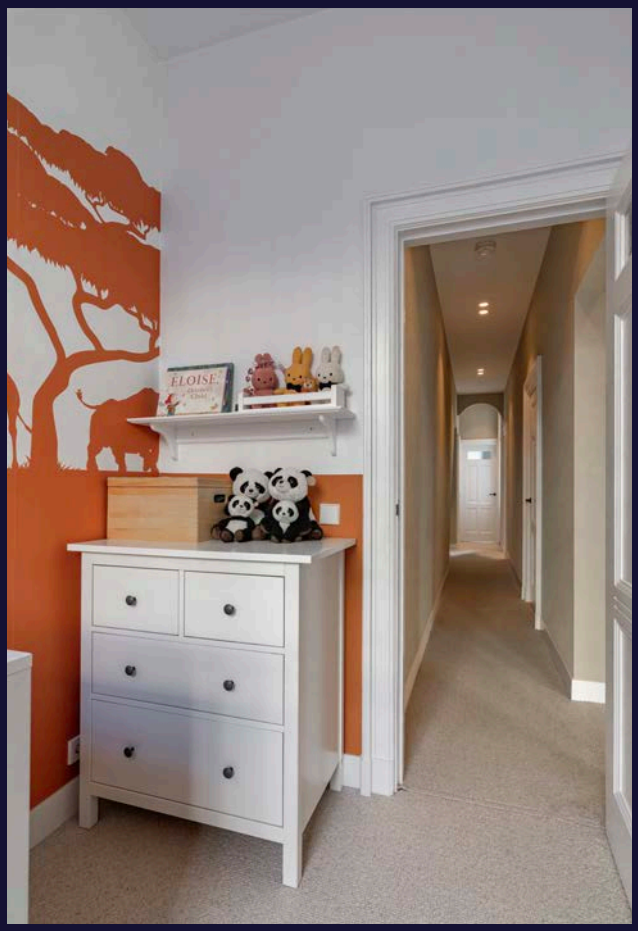


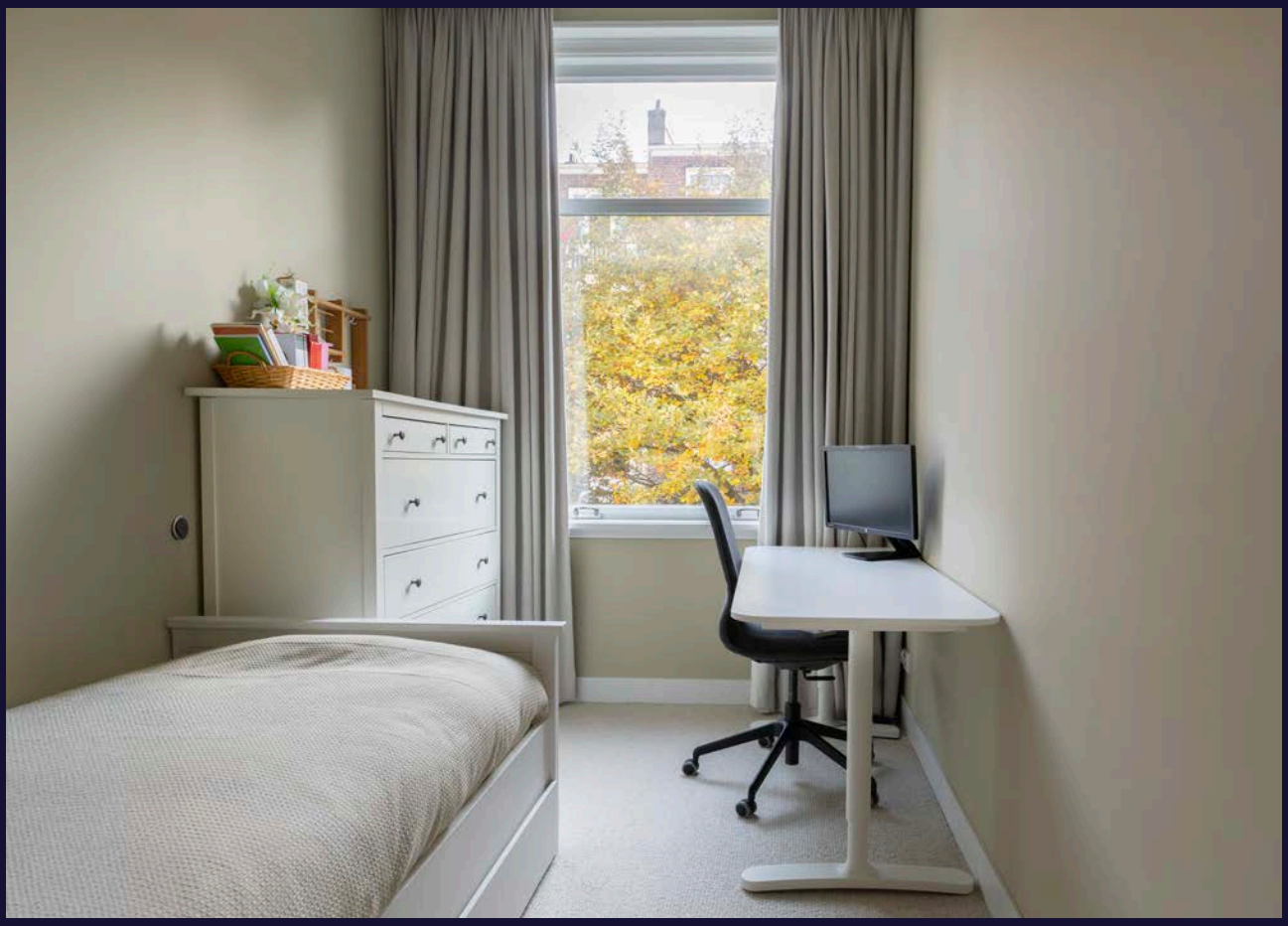


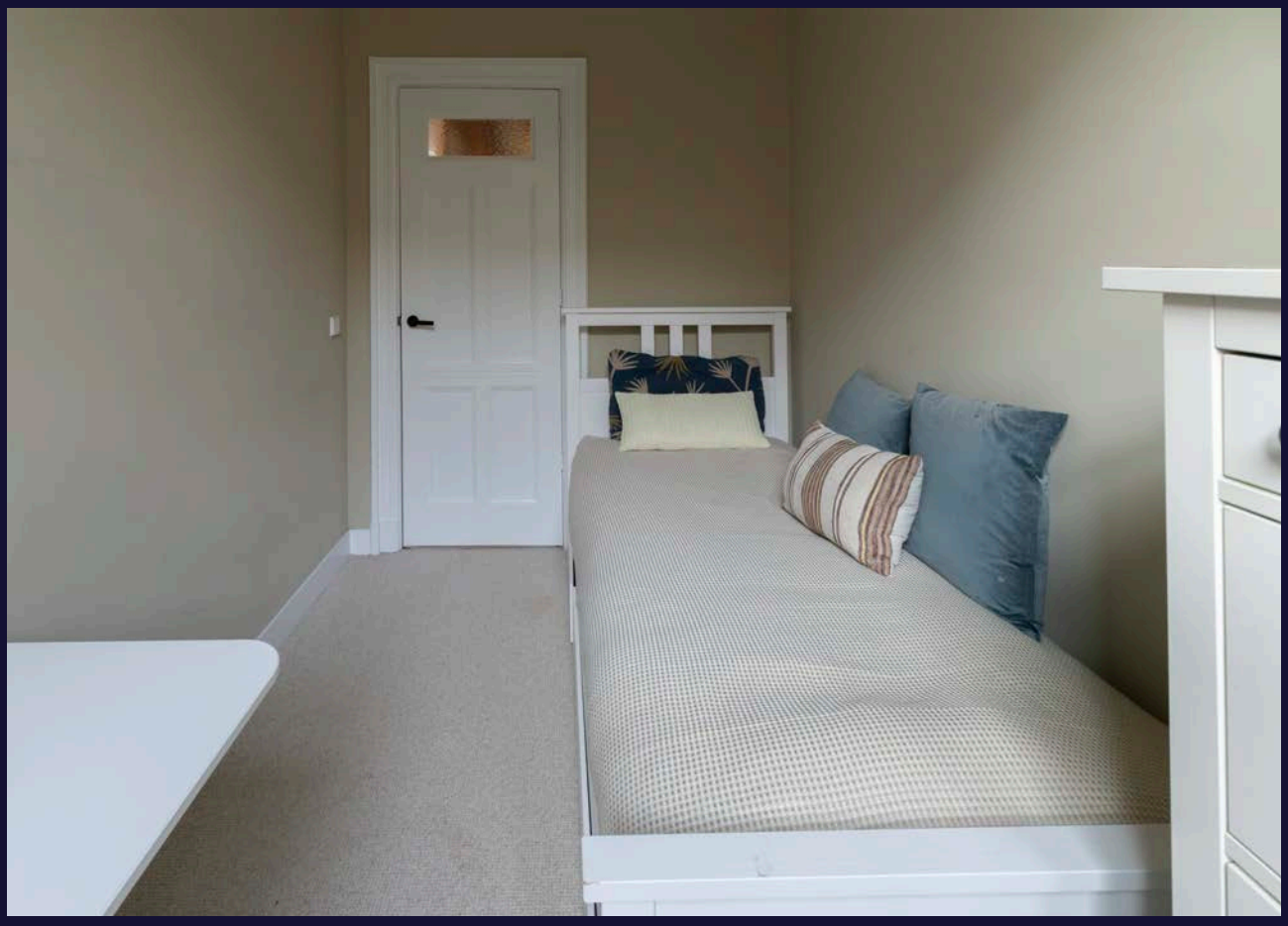
ONE OF THE BEDROOMS AT THE FRONT ALSO BENEFITS FROM A CHARMING ORIGINAL-STYLE BALCONY.






ELOISE



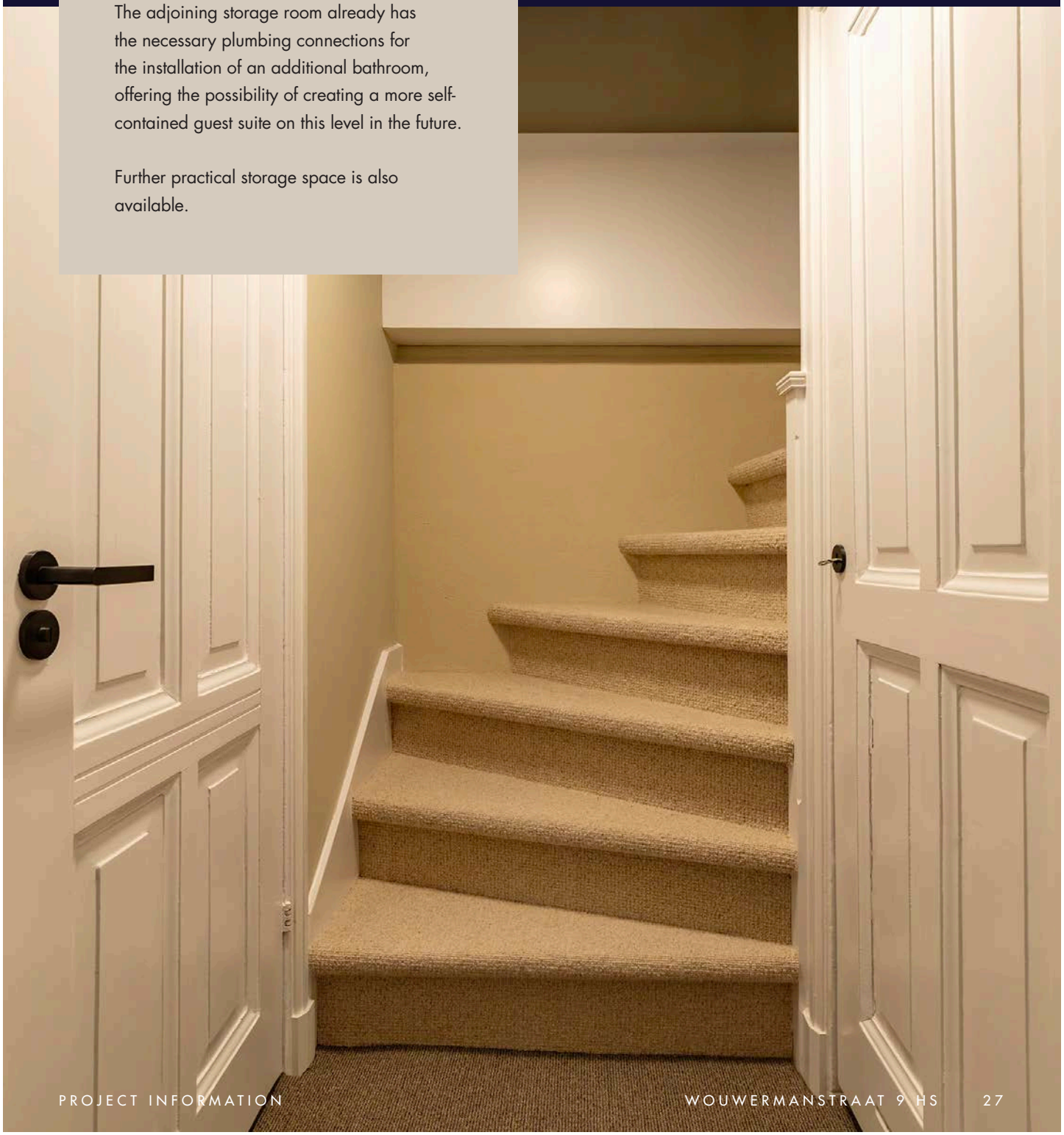


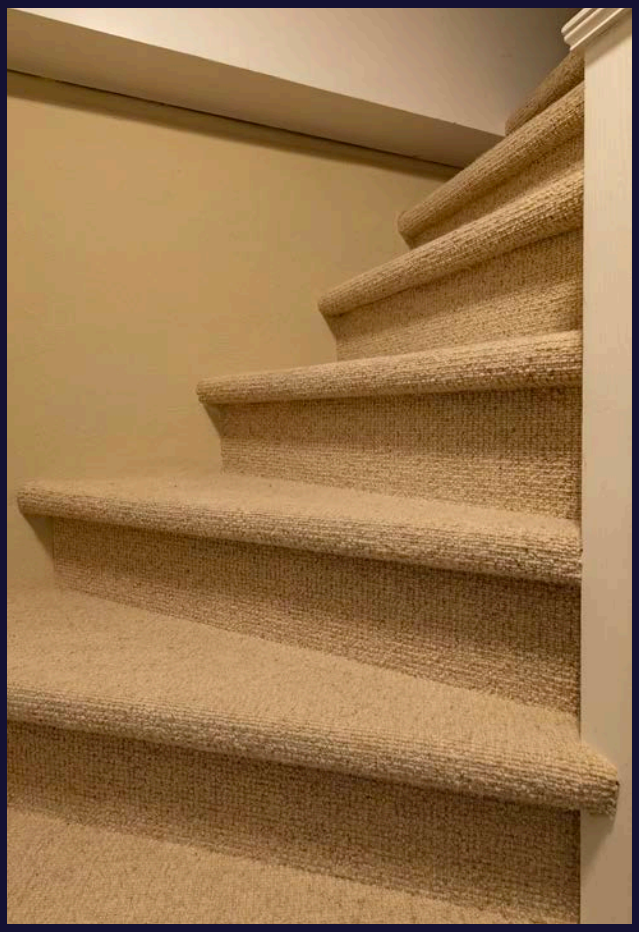
LOWER GROUND FLOOR

The lower ground floor provides a valuable addition to the accommodation on the floors above. The generous multifunctional room is currently arranged as a guest bedroom and gym, but would lend itself equally well to use as a television room, playroom or second sitting room.

The adjoining storage room already has the necessary plumbing connections for the installation of an additional bathroom, offering the possibility of creating a more self-contained guest suite on this level in the future.

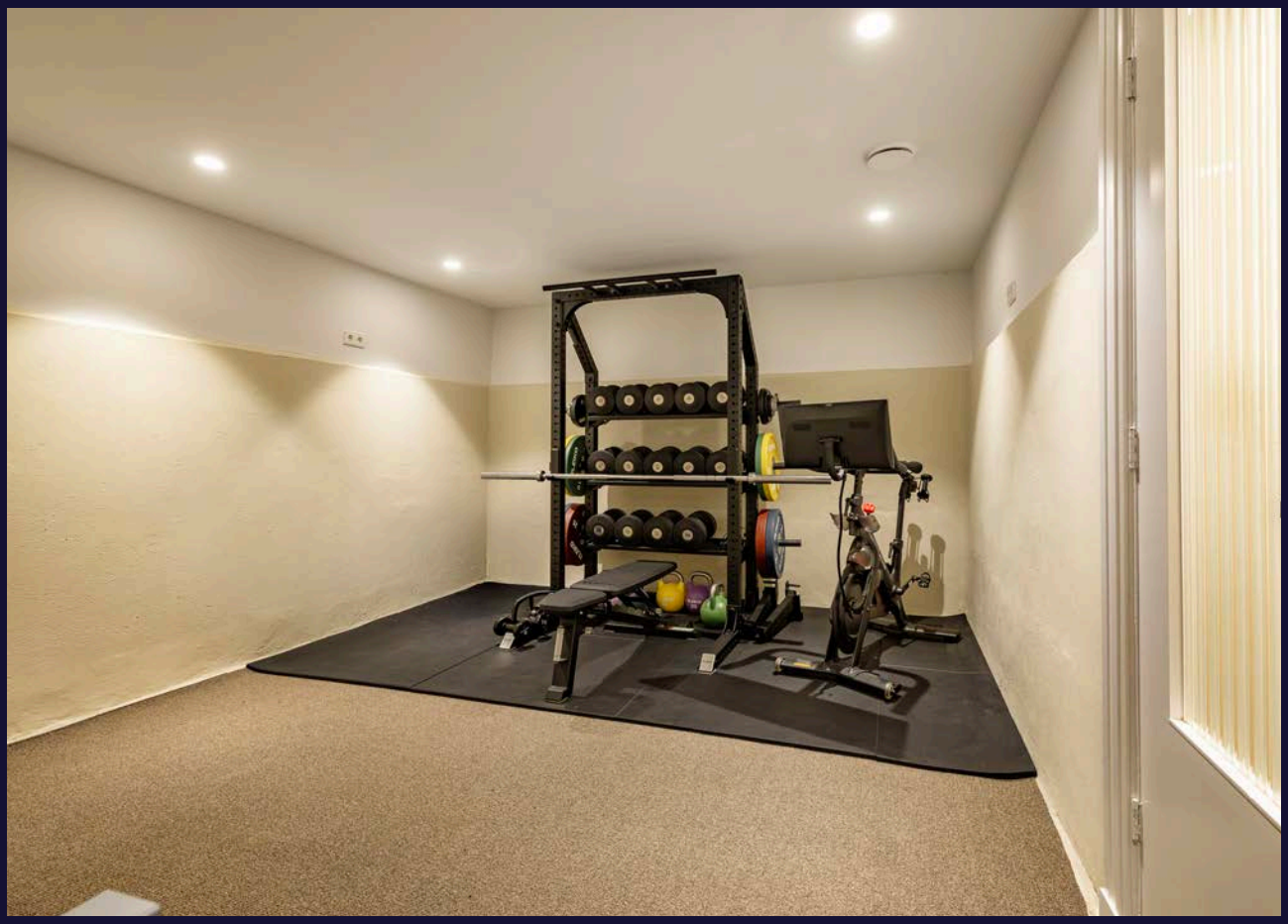
Further practical storage space is also available.

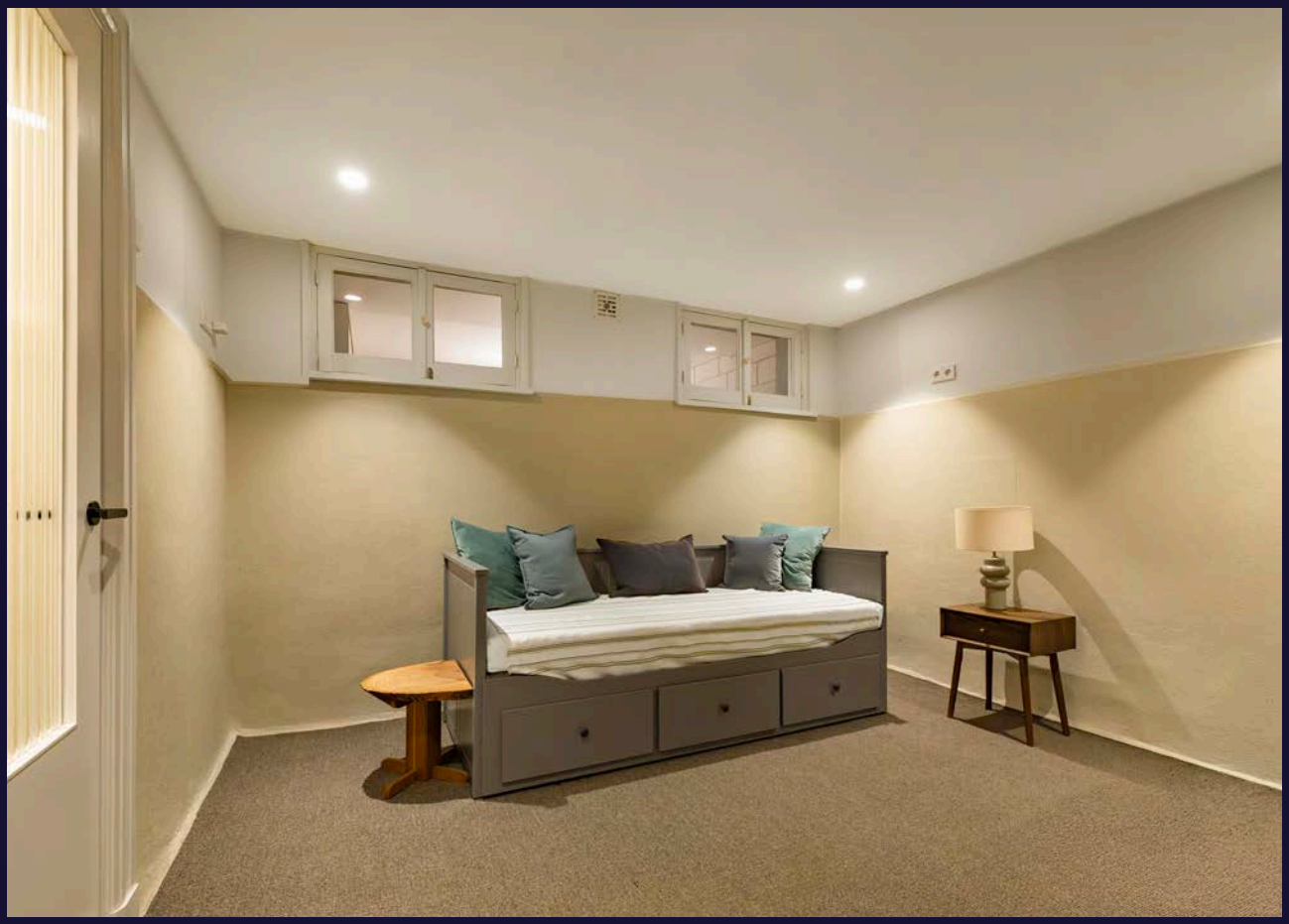




THE STORAGE ROOM ALREADY HAS THE NECESSARY PLUMBING CONNECTIONS FOR THE INSTALLATION OF AN ADDITIONAL BATHROOM.







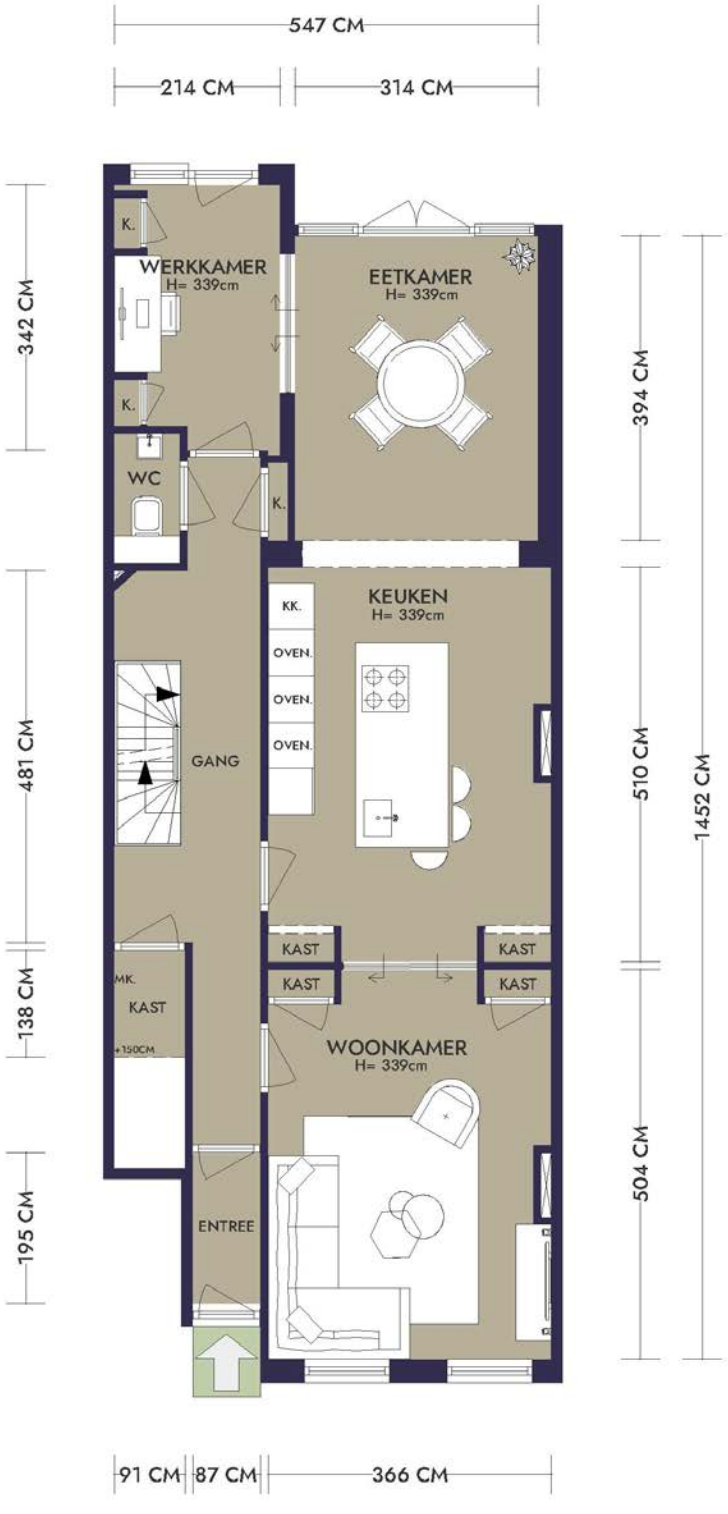
RENOVATION

During the comprehensive renovation in 2022, considerable attention was paid to both the aesthetics and the comfort of the property. The layout was extensively reconfigured, an extension was added to the rear and new windows with high-performance HR++ double glazing were installed.

Underfloor heating was installed throughout the ground and first floors. The combination of original architectural details, bespoke interior features and contemporary materials has resulted in a beautifully harmonious home.



GROUND FLOOR

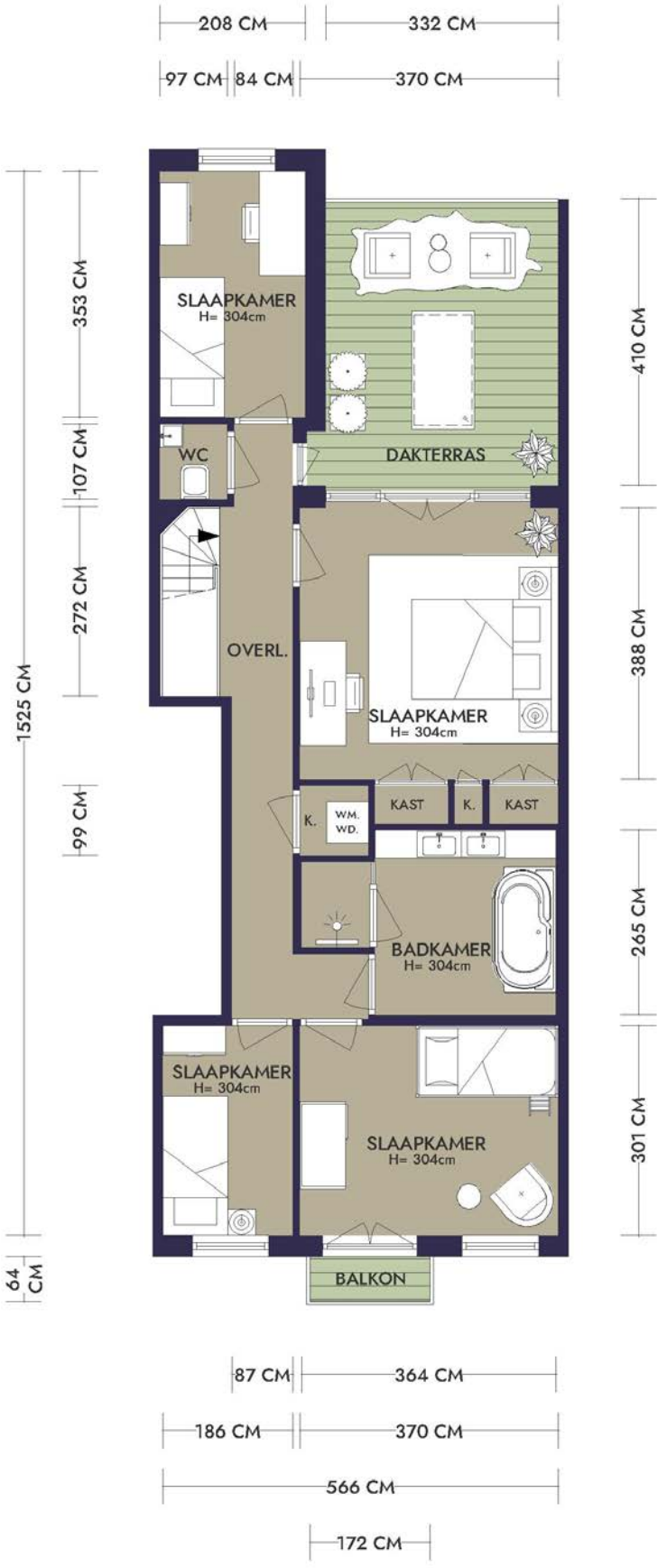


OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.

NEN2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	78,20 M²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

FIRST FLOOR

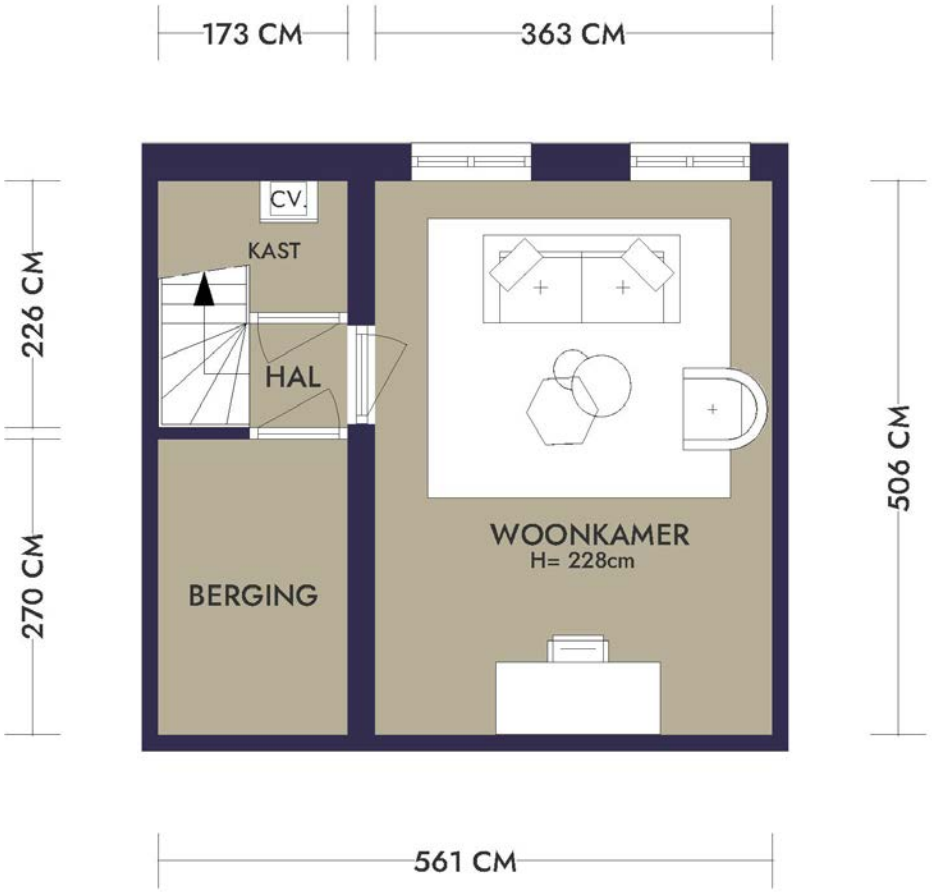


OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.

NEN2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	64,30 M²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	15,10 M²
EXTERNE BERGRUIMTE	N.V.T.

LOWER GROUND FLOOR



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.

NEN2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	28,40 M²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

PLOT


547 CM
881 CM
959 CM
ACHTERTUIN
CA. 51,30M²
AIRCOUNIT
K.
WERKKAMER
H= 339cm
EETKAMER
H= 339cm
K.
WC
K.
KK.
KEUKEN
H= 339cm
OVEN.
OVEN.
OVEN.
GANG
KAST
KAST
KAST
KAST
MK.
KAST
+150CM
WOONKAMER
H= 339cm
ENTREE

SPECIFICATIONS

OBJECT

Type:	Apartment
Type:	Ground-floor apartment
Year of construction:	1905
Current use:	Residential
Current destination:	Residential

OUTDOOR SPACE

Back garden	51 m^2

PARTICULARS

+ Approximately 171 m^2 of living space
+ Arranged over three floors
+ Four bedrooms and a separate study
+ South-facing rear garden of approximately 51 m^2
+ South-facing roof terrace and front balcony, together measuring approximately 15 m^2
+ Fully renovated and extended to the rear in 2022
+ New windows with high-performance HR++ double glazing
+ Underfloor heating on the ground and first floors
+ Situated on freehold land
+ The Owners' Association (VvE) has a long-term maintenance plan (MJOP)
+ Monthly service charges of € 50
+ Small Owners' Association, with major maintenance works carried out and funded in accordance with the long-term maintenance plan

CHARACTERISTICS

Living area:	171 m^2
Number of rooms:	8
Number of bedrooms:	5
Volume:	689 m^3
Building-attached outdoor space:	15 m^2

CADASTRAL

Municipality:	Amsterdam
Section:	U
Index number:	1
Plot Number:	185/336
Share:	11427

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

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