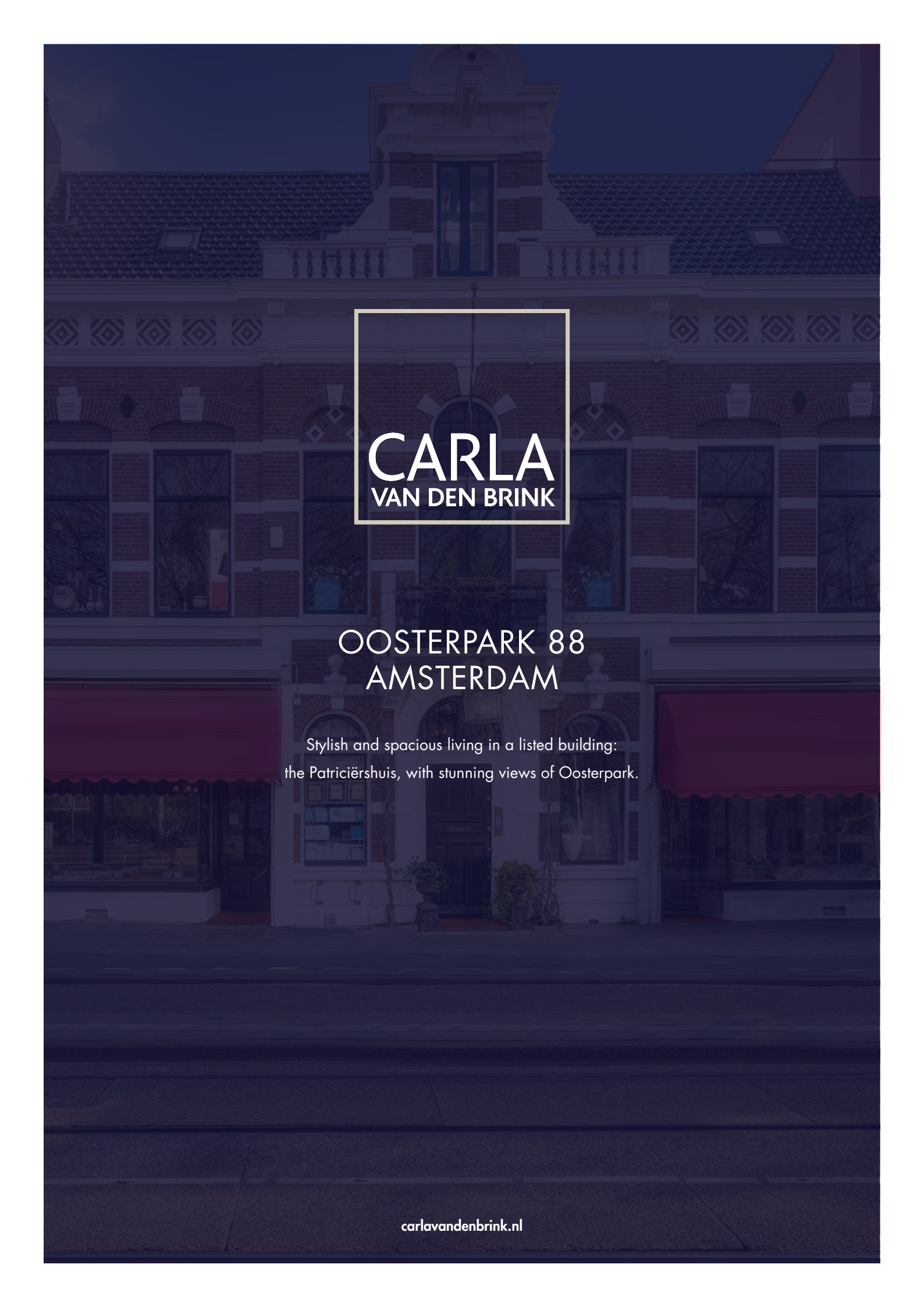




CARLA
VAN DEN BRINK

OOSTERPARK 88
AMSTERDAM

Stylish and spacious living in a listed building:
the Patriciërshuis, 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.

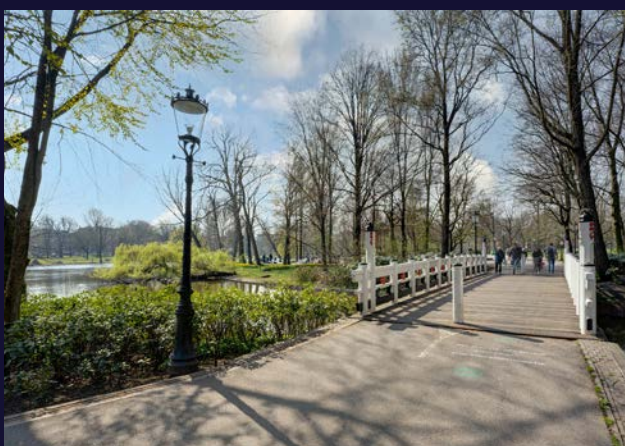
The property comprises two former independent residential houses. Currently, both houses, each with a garden and roof terrace(s), are being offered for sale separately.

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 following list of rooms located at number 88 is for illustrative purposes only. Naturally, these rooms may be repurposed by the new owner.

GROUND FLOOR

Through the main entrance – or via the central entrance – you enter a surprisingly light space currently used as retail space. Thanks to the existing kitchen, this floor offers plenty of opportunities to create a spacious kitchen-diner, a lovely place for extensive cooking, cosy dining and socialising.

Adjacent is a spacious bedroom fitted with a practical built-in wardrobe. At the rear is another bedroom, currently used as a dressing room. Large sliding glass doors provide direct access to the beautiful, south-facing garden.

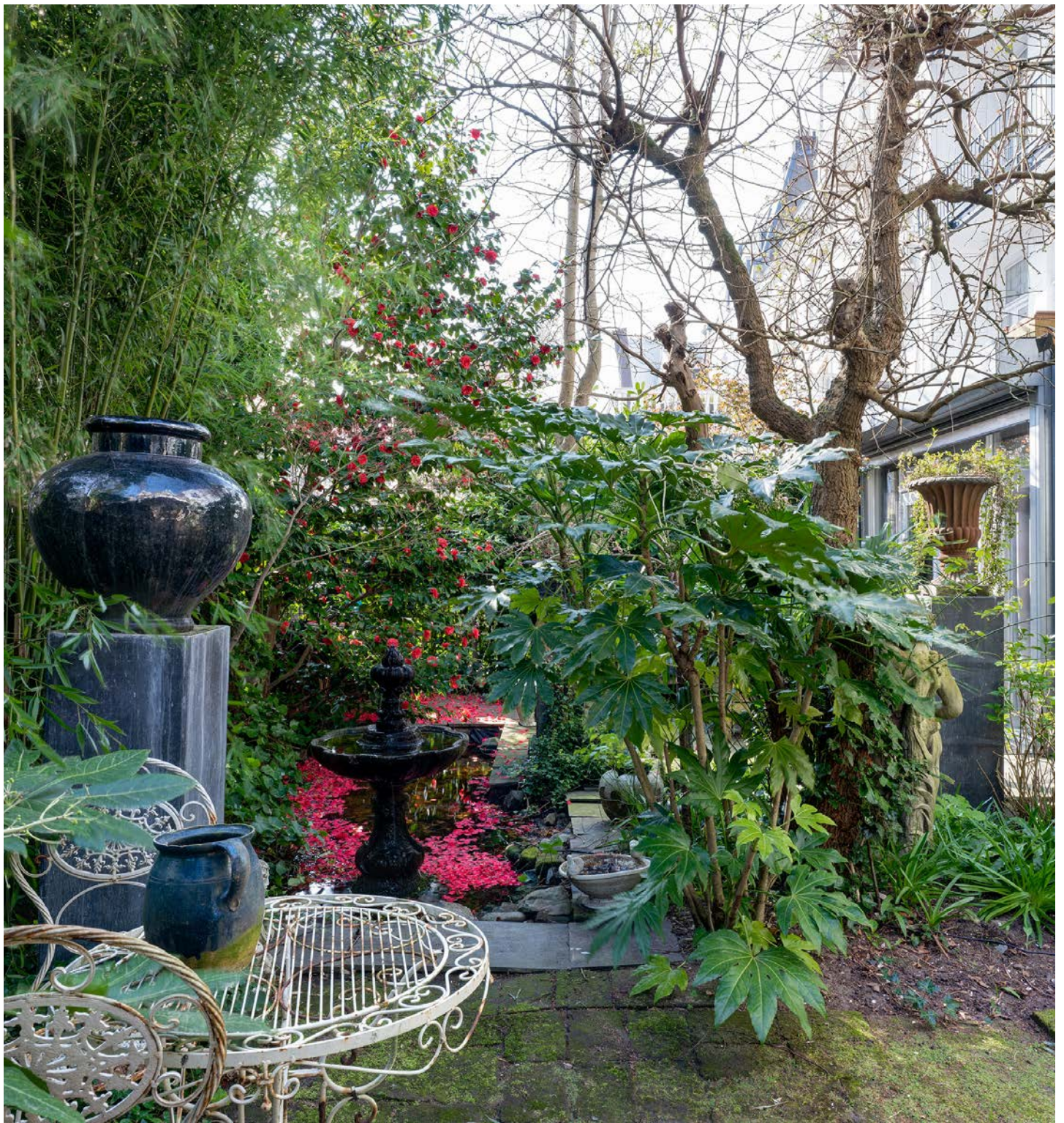
The garden features a spacious covered terrace, also fitted with built-in cupboards, and a generous wooden storage shed at the rear. The lush vegetation and mature plants create an oasis of calm right in the heart of the city.

From the bedroom, which also has a separate toilet, a staircase leads to the basement and a second small staircase leads to the bathroom, fitted with a shower, washbasin and connections for a washing machine and tumble dryer. The staircase to the first floor is also located here.







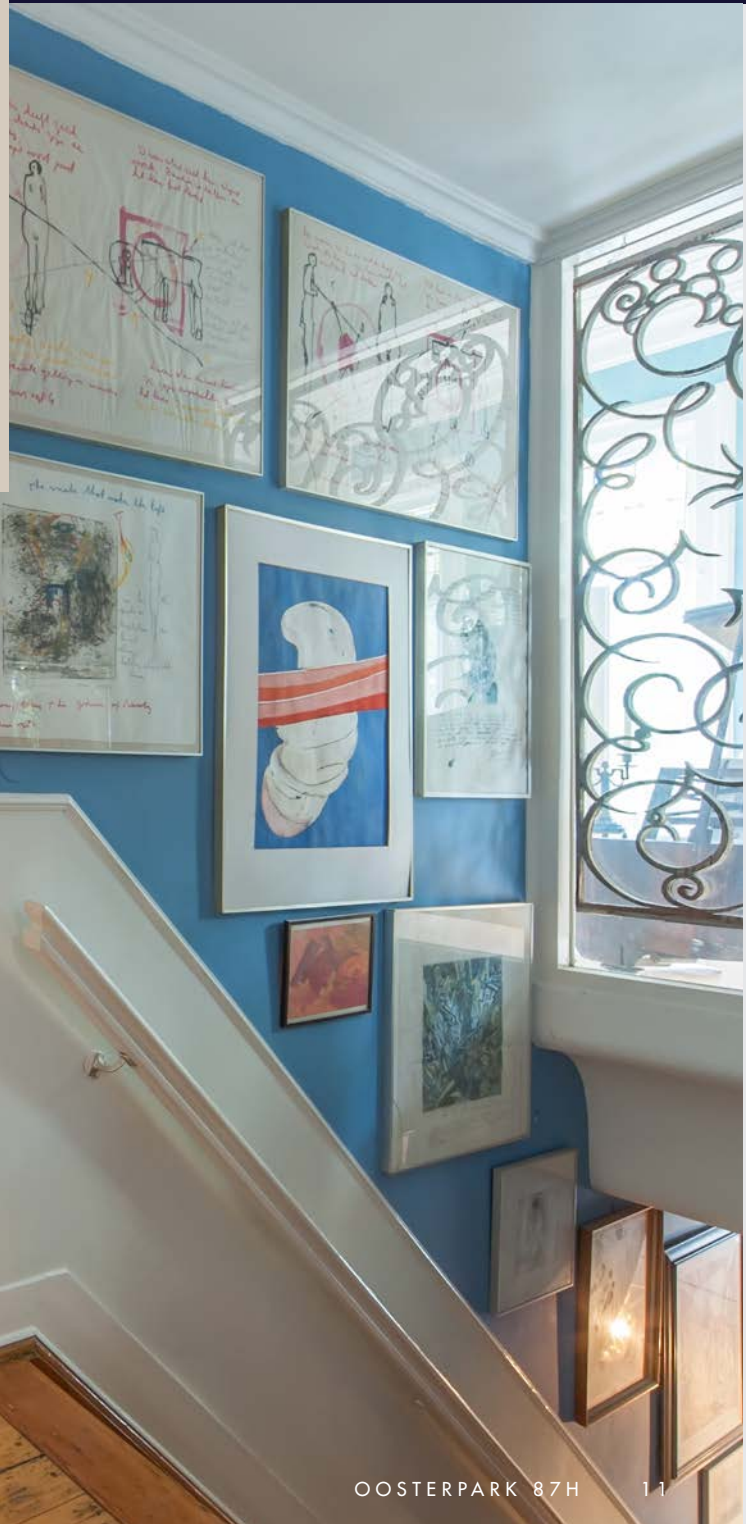


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FIRST FLOOR

The first floor is characterised by the beautiful natural light thanks to the large windows at the front. In the current layout, this space comprises a cosy music or study room with French doors leading to the front balcony, featuring authentic details such as a flagpole holder and an original moving hook.

Adjacent to this is the spacious sitting and dining room with a beautiful authentic fireplace and a cloakroom. At the rear is the cosy kitchen, fitted with Bosch built-in appliances, and a pleasant dining area in the conservatory. From here, there is access to a lovely sunny terrace, where the vines grow upwards from the garden towards the terraces above.







FROM THE
CONSERVATORY,
THERE IS ACCESS
TO A LOVELY
SUNNY TERRACE.



The stairs from the kitchen lead to the first floor. Halfway up the stairs is a spacious roof terrace with a storage cupboard, followed by a second, large sun terrace.

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 upon. (Perhaps a shame, but it is certainly a possibility: according to the zoning plan, extension and development are permitted.).

SECOND FLOOR

The second floor features a charming landing with a romantic window and a seating area overlooking the park. There is also a kitchen and a spacious room currently furnished as a bedroom with a living and dining area.

This floor also features French doors leading to an impressive terrace spanning the full width of the floor. Thanks to the favourable south-facing position, the roofs are ideally suited for the installation of solar panels.







THE SECOND FLOOR FEATURES
A CHARMING LANDING WITH A
ROMANTIC WINDOW AND A SEATING
AREA OVERLOOKING THE PARK.

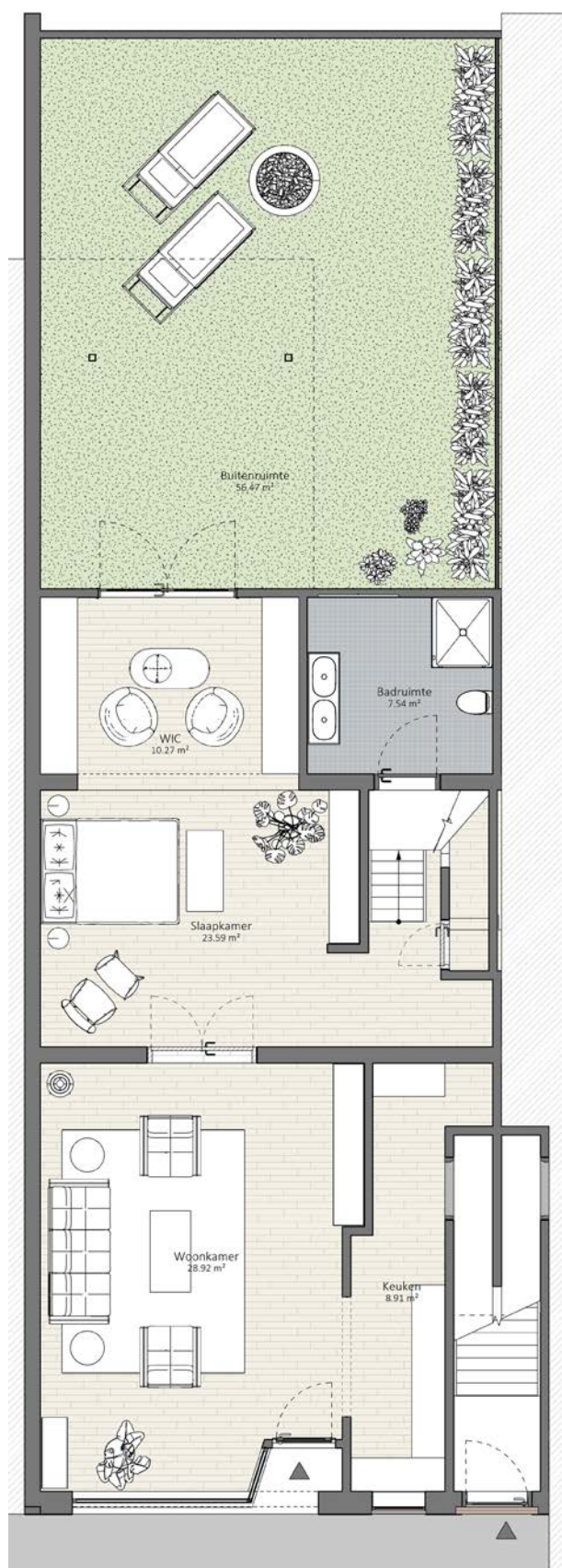




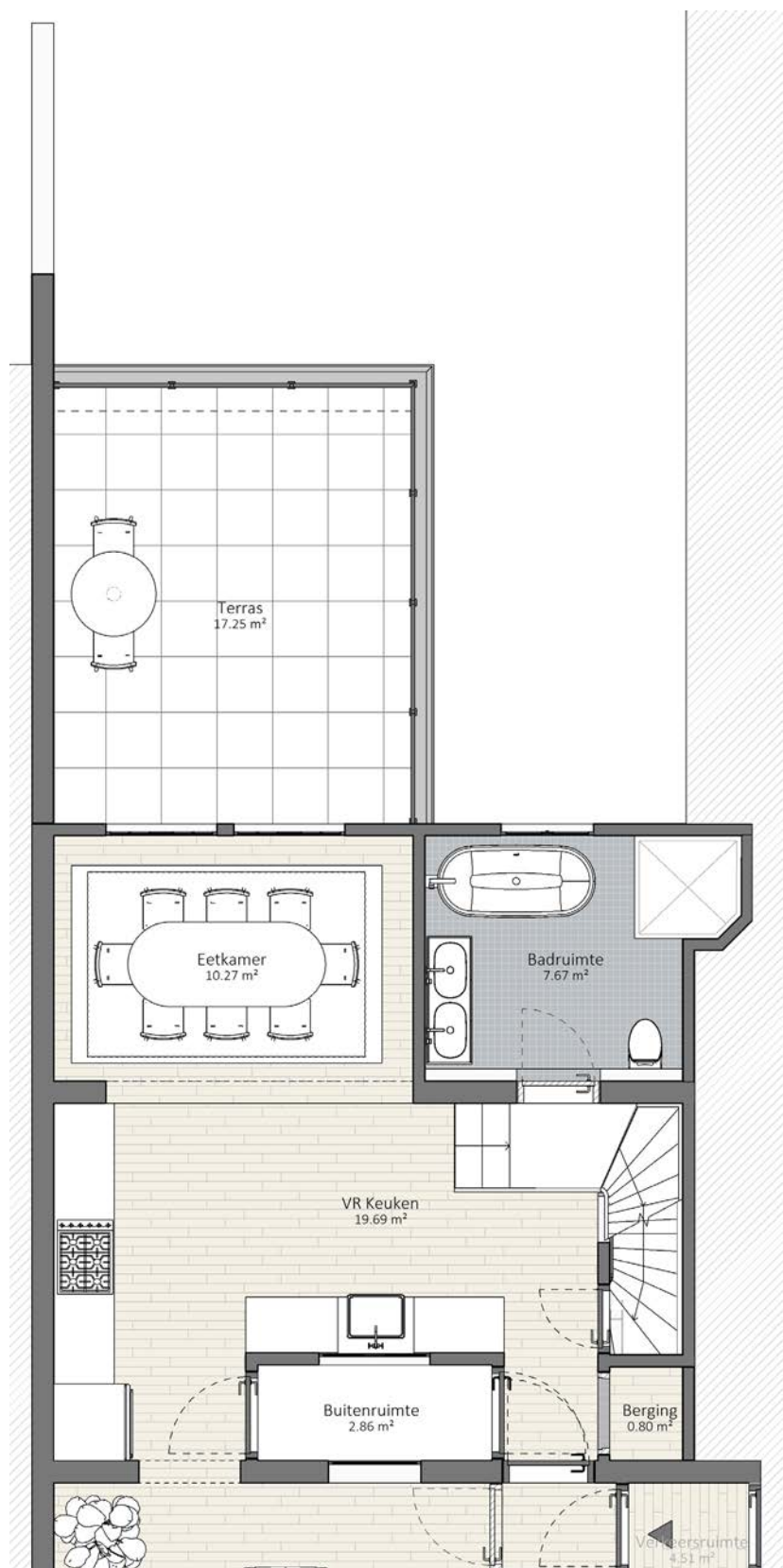
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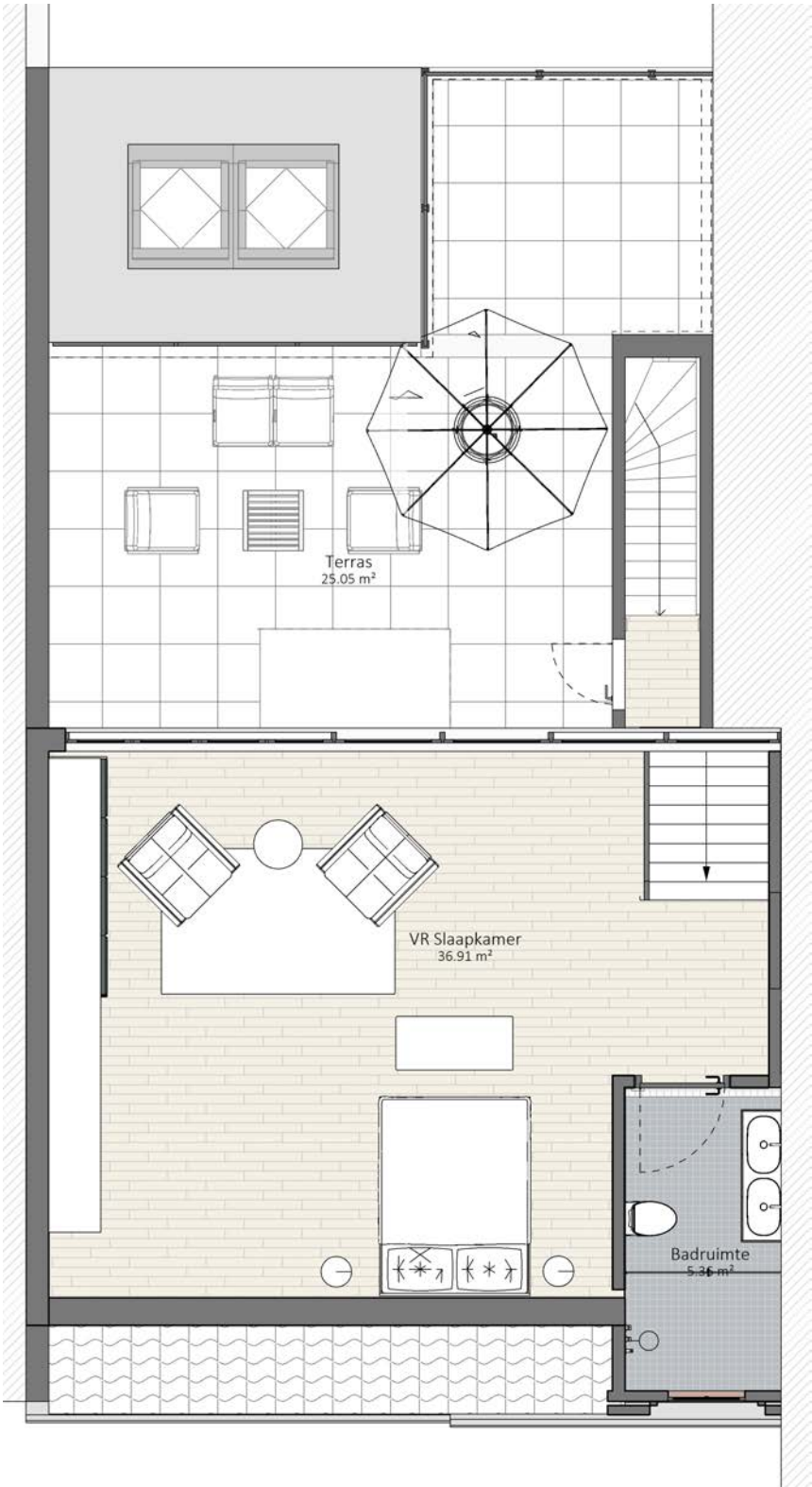
GROUND FLOOR



FIRST FLOOR

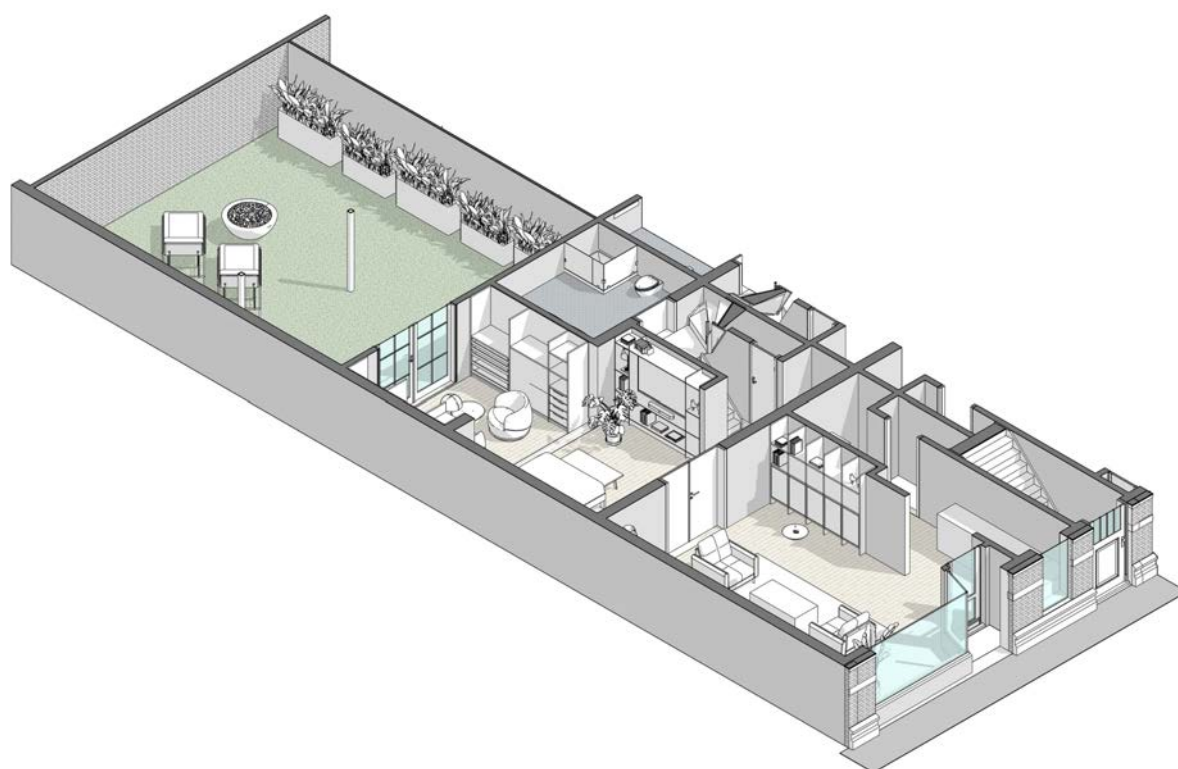


SECOND FLOOR

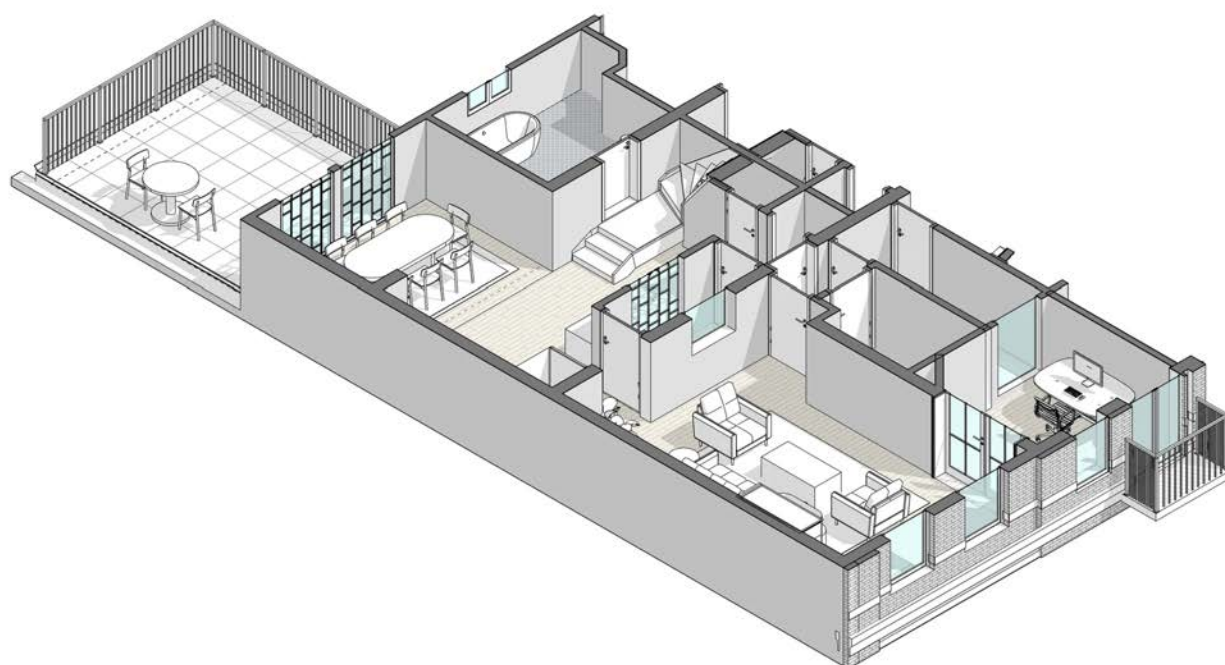




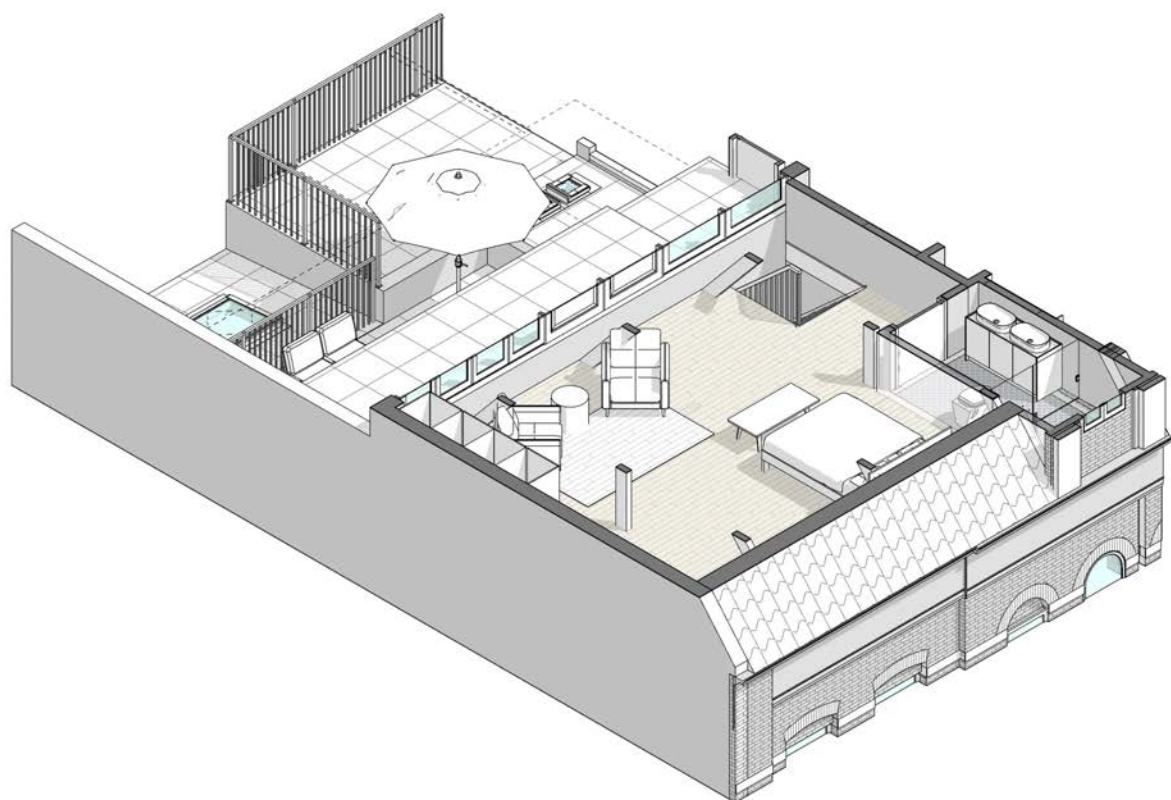
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SPECIFICATIES

OBJECT

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

OUTDOOR SPACE

- + South-facing garden. The garden features a spacious covered terrace, also fitted with built-in cupboards, and a generous wooden storage shed at the rear. Approximately 56 m².

BIJZONDERHEDEN

- + 3 storeys with roof terrace, balcony terrace and garden, situated near Oosterpark
- + Total living area of approx. 233 m²
- + 7 rooms, including 3 bedrooms, 3 bathrooms, garden, roof terrace, balcony terrace and cellar
- + Listed building
- + Situated on freehold land
- + Working open fireplace
- + Front façade fitted with a sun awning
- + Undivided; according to the BAG, number 88 is registered as a property with a single house number
- + As is, where is clause applies
- + Age clause applies
- + Seller's discretion clause applies

CHARACTERISTICS

Living area:	233 m ²
Number of rooms:	7
Number of bedrooms:	3
Volume:	780 m ³
Building-related outdoor space:	45 m ³
External storage:	5 m ²

CADASTRAL

Municipality:	Amsterdam
Section:	S
Plot number:	10242

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

- + Freehold

