

Düsseldorf – Stockum

# Living at Nordpark - Spacious 2-family house with potential

Property ID: 24013010



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**PURCHASE PRICE: 1.550.000 EUR • LIVING SPACE: ca. 211 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 745 m<sup>2</sup>**

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## At a glance

Property ID	24013010	Purchase Price	1.550.000 EUR
Living Space	ca. 211 m <sup>2</sup>	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Roof Type	Gabled roof	Condition of property	Well-maintained
Available from	According to the arrangement	Construction method	Solid
Rooms	7	Usable Space	ca. 102 m <sup>2</sup>
Bedrooms	5	Equipment	Terrace, Guest WC, Fireplace, Garden / shared use, Built-in kitchen, Balcony
Bathrooms	3		
Year of construction	1936		
Type of parking	1 x Outdoor parking space, 1 x Garage		

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	131.90 kWh/m <sup>2</sup> a
Energy certificate valid until	31.01.2034	Energy efficiency class	E
Power Source	Gas		

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## A first impression

This well-kept two-family house, originally built in 1936, with its spacious plot of around 745 m<sup>2</sup>, is part of the historic and sought-after Nordpark estate in Stockum. The house was extended in 1961 and 1975 and now offers a living space of approx. 211 m<sup>2</sup>, divided into two units, each with its own entrance. In addition, there is a comfortably developed and daylight basement area of around 49 m<sup>2</sup>, which also has its own access. As a result, this property offers you a wide range of options after a creative refurbishment. For example, it could be used as a single-family home, a combination of living and working or multi-generational living. Part-letting would be another alternative. The house, which is architecturally interesting in a U-shape facing the garden, comprises a total of seven rooms, including five bedrooms and three bathrooms. A house-wide terrace overlooking the spacious garden and a balcony offer opportunities to relax and enjoy the greenery. A massive conservatory built in 1977 next to the terrace offers further space to relax. On the first floor there are five rooms, the kitchen, a bathroom and a guest WC. After entering the left entrance to the house, you will find the office on the left, two bedrooms on the right and straight ahead through the dining area past the kitchen to the spacious living room. This leads to the large bedroom and past a brick-built fireplace to the terrace. After the entrance hall, the right-hand entrance door leads directly via a staircase to the second floor, where the granny apartment with two rooms is located. Here you will find a bedroom, a shower room, a kitchen and the spacious living room with direct access to the balcony with a view of the Nordpark. The house has a partial basement with several cellar rooms, whereby the two larger rooms and the bathroom below the part of the building extended in 1975 have large slope windows and are ideally suited as fitness or hobby rooms. A garage with an electric door and a parking space in front of it is located directly next to the house. You also have direct access to the garden via the garage. This property offers you the opportunity to realize your own ideas and design the house according to your wishes. With a successful modernization, this house will become a comfortable home for you and your family in an exposed and sought-after location. Feel free to contact us to arrange a viewing appointment and find out more about the potential of this property. We will be happy to provide you with further information and look forward to hearing from you.

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## Details of amenities

This well-kept detached house with granny apartment needs creative ideas to adapt its potential to today's living requirements.

Some features include :

- Built in 1936, renovations and extensions in 1961 and 1975
- Plastic windows on the ground floor from 2011 partially triple-glazed, on the upper floor double-glazed
- Fitted kitchen
- comfortably developed basement area with daylight
- ingrown garden
- open fireplace in the living room
- one garage plus parking space
- condensing boiler
- Granny apartment with separate entrance

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## All about the location

Built in the 1930s, the character of the Nordpark estate is characterized by charming houses and densely overgrown garden plots. The district center in the Kaiserswerther Straße/Am Hain/Stockumer Kirchstraße area is just a few steps away and offers a well-stocked range of retail outlets and services. Kindergartens and schools are available in the immediate vicinity, as is the sports-oriented and popular Max-Planck-Gymnasium secondary school. Also in the immediate vicinity are the Nordpark, which gives the estate its name, with its extensive green spaces and the banks of the Rhine with its miles of car-free promenades, which are ideal for sporting activities. The city center with the Königsallee, the old town with the Rhine promenade, the marina, the Aquazoo, the theater, the opera and numerous sports facilities and much more can also be reached from here in just a few minutes. The Düsseldorf district of Stockum thus offers you urban and exclusive living combined with a lively city life. Thanks to its proximity to the city, you can enjoy the lively gastronomy scene here, from pubs to top restaurants such as the "Schnellenburg". In addition to the leisure options already mentioned, you can also enjoy a great cultural program in the nearby art museum or the Tonhalle, making Stockum one of the top locations in the state capital. The nearest tram/underground station is also just a few steps away. From here, the city center of Düsseldorf and the International School (ISD) can be reached in just a few minutes. And if you don't want to do without your car, you have optimal transport connections thanks to the quick access to the A 52, A 57 and A 44 to Neuss, Mönchengladbach and Krefeld and to Düsseldorf Airport. All in all, an excellent situation for an urban but green family home!

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## Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 31.1.2034. Endenergiebedarf beträgt 131.90 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1936. Die Energieeffizienzklasse ist E. On request, we will be happy to send you a detailed exposé with further information, a floor plan and a site plan or answer your initial questions by telephone! Thank you, we look forward to your inquiry or your call! Brokerage contract: You conclude a brokerage contract with VON POLL IMMOBILIEN if you use the services of VON POLL IMMOBILIEN with knowledge of the commission obligation. Commission: If you conclude a purchase contract that is attributable to the activities of VON POLL IMMOBILIEN, you as the buyer must pay the standard local commission to VON POLL IMMOBILIEN GmbH. The commission is due when the purchase contract becomes effective. Right of withdrawal: Your right of withdrawal is regulated in § 355 of the German Civil Code (BGB) and protects you as a consumer from contractual conditions. As a consumer, you have the right, under certain conditions, to withdraw from a contract that has already been concluded within a statutory period by declaring your withdrawal. MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 1, 2 para. 1 no. 10, 4 para. 3 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner before establishing a business relationship. For this purpose, it is necessary for us to record the relevant data of your identity card - for example by means of a copy. The Money Laundering Act (GwG) stipulates that the broker must keep the copies or documents for five years. OUR SERVICE FOR YOU AS THE OWNER: If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.



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## Contact partner

For further information, please contact your contact person:

Claudia Brakonier & Marius Grumbt

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