

AMSTERDAM

# Keizersgracht 637 B

*Property ID: NL24185472*



**PURCHASE PRICE: 1.300.000 EUR • LIVING SPACE: ca. 100 m<sup>2</sup> • ROOMS: 4**

Property ID: NL24185472 - 1017 DS AMSTERDAM

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## At a glance

Property ID	NL24185472	Purchase Price	1.300.000 EUR
Living Space	ca. 100 m <sup>2</sup>	Usable Space	ca. 0 m <sup>2</sup>
Available from	According to the arrangement		
Rooms	4		
Bedrooms	3		
Year of construction	1700		

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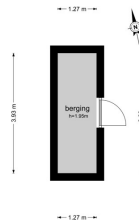


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## The property



Keizersgracht 637B - Amsterdam  
Berging



De afmetingen zijn indicatief en kunnen afwijken van de werkelijke afmetingen. De afmetingen zijn gebaseerd op de plattegrond van de kadastrale dienst.

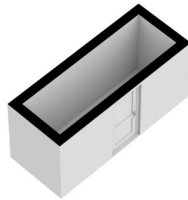
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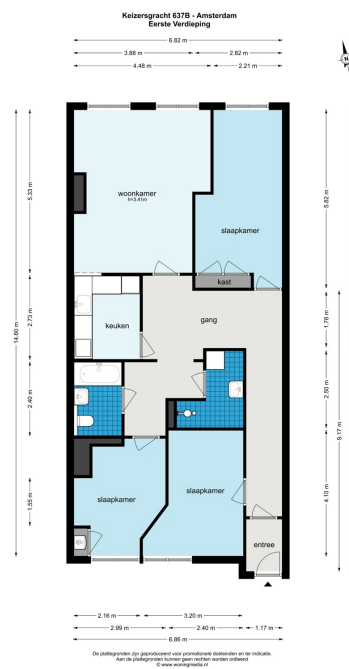
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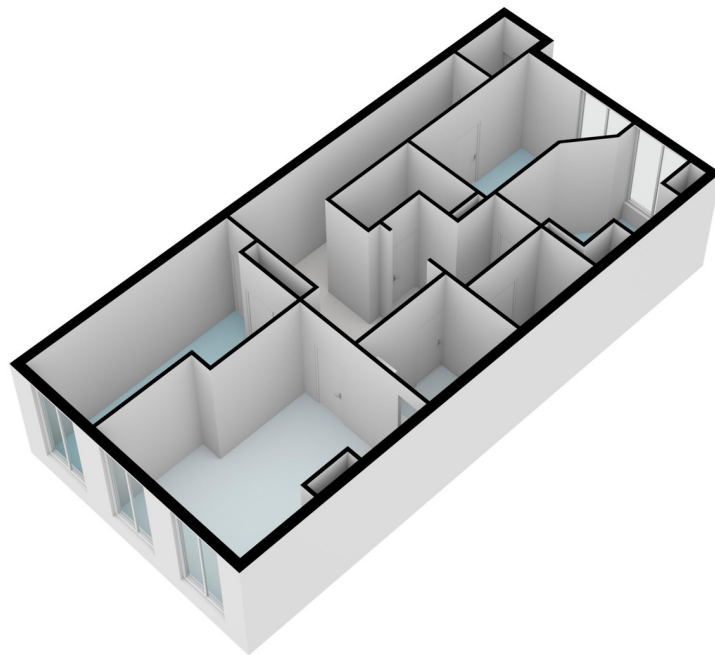
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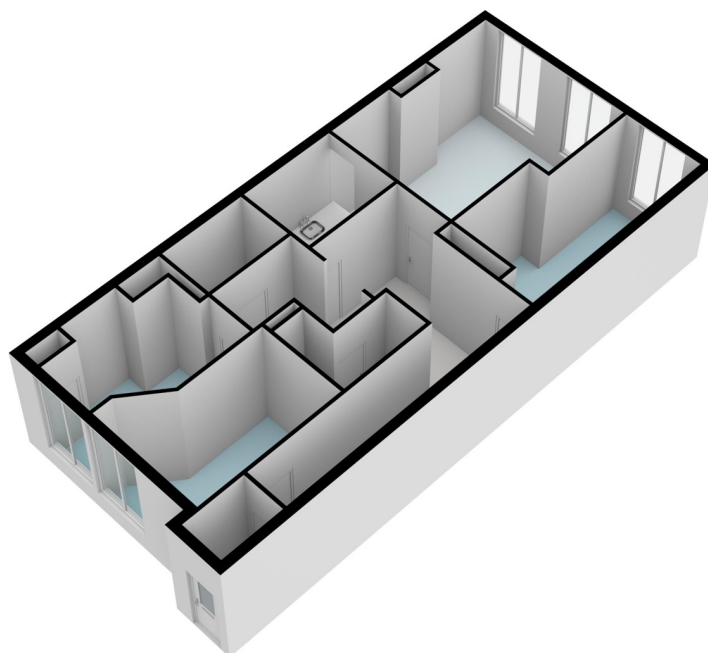
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## A first impression

On great location located right in the center on the Keizersgracht we offer a complete 4 room apartment of 99 m2 (on second floor). It is located at the front of the canal house and offers a lovely free and serene view of the canal.

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## Details of amenities

Through the stately entrance including marble vestibule and authentic staircase you reach the apartment on the second floor.

The apartment has no less than 3 windows on the canal and has a width of over 7 meters. Upon entering is a hallway with space for your wardrobe. Long corridor with directly on your left the first quiet bedroom located on the light court. End of the corridor you enter a generous hallway with access to the sitting room at the front. This beautiful period room with two high windows with traditional rod division give your view over the canal, by deepening the window sills, you can sit in the windows and fully enjoy the sun (South).

From the sitting room is a hatch which gives a nice view through to the adjacent modern kitchen. Next to this sitting room is a separate bedroom/study with closet, also this room has the beautiful high windows with nice light. Behind the sitting room is the kitchen. The kitchen is equipped with all appliances, fridge with separate freezer, 4-burner stove with SMEG oven, dishwasher and a Quooker, in addition, the kitchen offers more than enough cupboard space.

The apartment has two bathrooms, both of which were also recently completely renovated. The bathrooms face each other, with one bathroom having a walk-in shower, sink, w.c., closet for your washer and dryer. The second bathroom, has a bathtub with designer faucets, w.c. and a sink. At the rear also on the light court is the 3rd bedroom with more than enough space for a double bed and closet. Throughout the apartment is a herringbone parquet floor with piping. The unique ceiling height of almost 3.5 meters gives this apartment, plenty of light, a spacious feeling everything has been renovated you really don't have to do anything!

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## Other information

- Entire apartment equipped with home automation and unique lighting system practically everything can be remotely controlled - Own ground - Built in 1700 - Service costs € 240, - per month - Rules present - Separate storage available in the basement (approx. 5m<sup>2</sup>) - National monument - Possibility to take over all designer furniture and beds (new) - Possibility to buy a parking spot on the Valkenburgerstraat This information has been compiled by us with the necessary care. On our part, however, no liability is accepted for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All specified sizes and surfaces are indicative. Buyer has his own duty to investigate all matters that are important to him or her. The estate agent is an advisor to the seller regarding this property. We advise you to hire an expert (NVM) broker who will guide you through the purchasing process. If you have specific wishes regarding the house, we advise you to make this known to your purchasing broker in good time and to have them investigated independently. If you do not engage an expert representative, you consider yourself to be expert enough by law to be able to oversee all matters of interest. The NVM conditions apply.

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## Contact partner

For further information, please contact your contact person:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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