Amsterdam

Noorderstraat 70

Objektnummer: NL25185536

KAUFPREIS: 1.350.000 EUR • **WOHNFLÄCHE:** ca. 134 m^2 • **ZIMMER:** 6

Objektnummer: NL25185536 - 1017 TW Amsterdam

- Auf einen Blick
- Die Immobilie
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- Ansprechpartner

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Auf einen Blick

Objektnummer	NL25185536	Kaufpreis	1.350.000 EUR
Wohnfläche	ca. 134 m²	Wohnungstyp	Apartment
Zimmer	6		
Schlafzimmer	3		
Baujahr	1670		

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Die Immobilie

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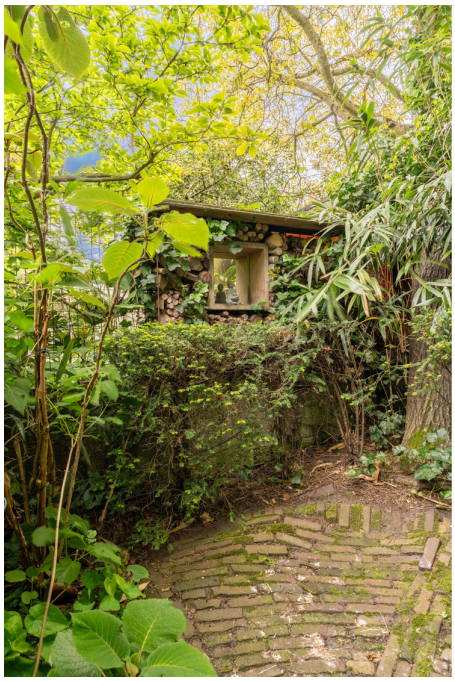
Die Immobilie



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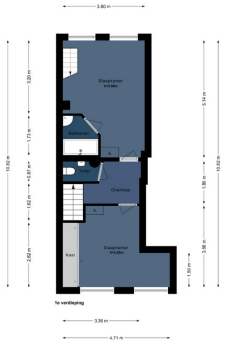

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Keizersgracht 321
1015 EE Amsterdam
020 215 99 88

Claude Debussylaan 134
1082 MD Amsterdam
020 215 99 88

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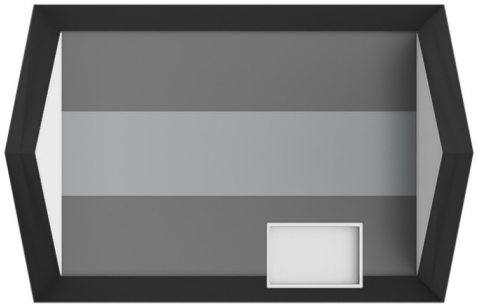

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Ein erster Eindruck

Fairytale Living on Noorderstraat Every now and then, something truly special comes along. This charming property, tucked away in a peaceful little street in the heart of Amsterdam, is exactly that. Behind its characteristic facade lies a warm, cozy, and full-of-character home that instantly embraces you. Lovingly maintained and styled with care and personality, this national monument is a true gem for those who appreciate historic charm. And to top it all off: a lush, sun-drenched garden stretching an impressive 20 meters deep — a rare luxury in the city.

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Ausstattung und Details

A charming double door on the raised ground floor leads into a spacious hallway featuring a lovely built-in desk overlooking the street. One of the first things you'll notice is the abundance of natural light flooding in through the large south-facing windows at the rear of the house.
From the hallway, you'll find a guest toilet, a handy wardrobe, a cozy, slightly lower-positioned dining kitchen, and a slightly elevated living room with a working fireplace — a perfect space for relaxing. The kitchen provides access to the deep, sunlit garden: a lush, green retreat right in the heart of the city.
The traditional spiral staircase leads to the first floor, where you'll find a stunning landing with a beautiful, authentic toilet featuring Delft blue details. The spacious primary bedroom at the rear offers a tranquil view over the garden and has a simple en-suite bathroom. At the front, a second bedroom includes a built-in wardrobe and a hidden washbasin.
A third, charming bedroom — accessed by a steep staircase from the main bedroom — offers additional storage space in the attic above.
The basement, also accessible from the street, includes large built-in closets, connections for a washing machine and dishwasher, and space for the central heating system. Throughout the home, you'll find beautifully crafted built-in cabinets and bookshelves that provide ample storage space.

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Alles zum Standort

Noorderstraat is a tranquil, idyllic street in one of the most beloved and peaceful areas of Amsterdam’s canal belt, just around the corner from the picturesque Reguliersgracht. It’s a uniquely central yet serene location, with the vibrant inner city just a short stroll away — minus the hustle and bustle. The neighborhood offers an excellent mix of culture, gastronomy, and convenience. Think of the popular Buffet van Odette, Brasserie Nel, and several other restaurants and cafés—including two Michelin-starred establishments. At Amstelveld or along Utrechtsestraat, you'll find many more delightful spots. Especially the latter street boasts a variety of charming boutiques, diverse restaurants, and cozy terraces. For daily groceries, there's an Albert Heijn supermarket on the nearby Vijzelstraat, along with a pharmacy and the renowned patisserie Holtkamp. Art enthusiasts can indulge in the Museum Van Loon, the FOAM Photography Museum, or the Museumplein—all within walking distance. The Stopera, Concertgebouw, and Carré are also easily accessible on foot. For sports enthusiasts, the modern SportCity on Lijnbaansgracht is available. Parking is possible with a municipal parking permit. There are two parking garages nearby, and permit holders can use the garage on Vijzelgracht. Public transportation via metro and tram provides quick access to Central Station, Station Zuid, Amstel Station, and Schiphol Airport. For drivers, exits S108 and S100 offer access to the A10 Ring Road.

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Sonstige Angaben

Highlights •Freehold property •Approx. 134 of living space •Built in 1670, designed by architect Philips Vingboons •Extensive restoration, including foundation, around 1970 by Stichting Diogenes •Listed national monument •Lush, south-facing garden •Prime central location in a peaceful part of the canal district •Impeccably maintained •Full of character and charm •Many original and unique features •Age and asbestos clauses apply 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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Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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