Berlin - Pankow – Niederschönhausen

Small detached house waiting for you and your ideas

Property ID: 24071044A

PURCHASE PRICE: 465.000 EUR • LIVING SPACE: ca. 98 m² • ROOMS: 5 • LAND AREA: 689 m²

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At a glance

Property ID	24071044A
Living Space	ca. 98 m²
Roof Type	Gabled roof
Rooms	5
Bedrooms	4
Bathrooms	1
Year of construction	1939
Type of parking	1 x Outdoor parking space

Purchase Price	465.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Condition of property	Needs renovation
Construction method	Solid
Usable Space	ca. 56 m²
Equipment	Built-in kitchen

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	05.09.2034
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	405.98 kWh/m²a
Energy efficiency class	H
Year of construction according to energy certificate	1939

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The property

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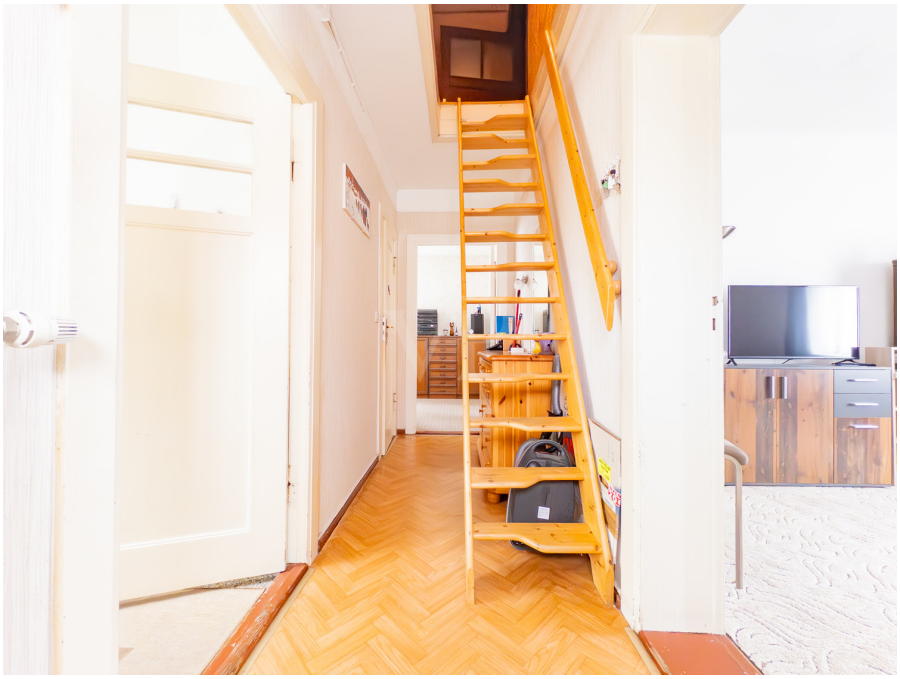
The property



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The property

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The property

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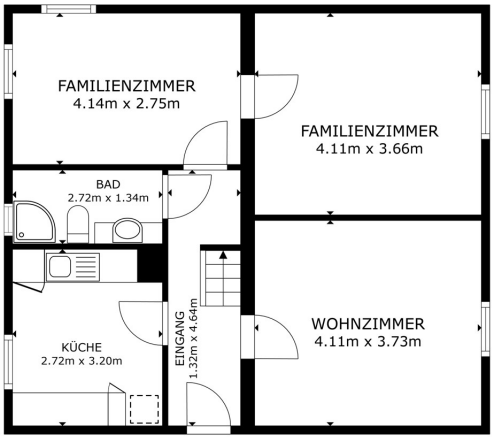
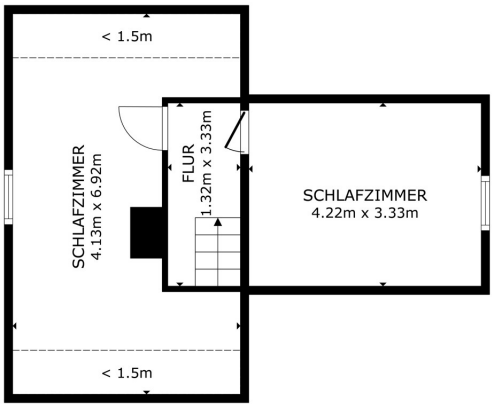
Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

This detached house, which we are offering you here, is situated on a plot of approx. 689 m² and has a habitable area of approx. 98 m². The house was built in 1939, but has undergone several renovations in recent decades. For example, plastic double windows and manual blinds were installed in the 1990s, as well as a shower room in 2006 and a modern gas condensing boiler in 2009. The property has three living rooms on the ground floor and two more on the converted top floor, which can be reached from the hallway via a steep room-saving staircase. A spacious cellar can be accessed from the outside and offers plenty of space for storing belongings. With this property, we would like to appeal to talented buyers who are prepared to renovate a house and design it according to their own ideas. The quiet location and spacious garden make it an attractive proposition for couples or small families looking for an affordable capital city property. Feel free to arrange a viewing appointment with us to see the potential of this house for yourself.

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Details of amenities

- small, 30s house in need of renovation
- Double glazing with shutters (manual) in all rooms
- Bathroom with shower
- converted attic accessible via steep room-saving staircase
- Spacious cellar accessible from the outside
- modern condensing boiler (gas)
- spacious garden

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All about the location

Niederschönhausen is one of Berlin's greenest districts in the borough of Pankow: the Schlosspark, Schönholzer Heide, Brosepark and Bürgerpark are all located here. The Volkspark Schönholzer Heide is located in the west of Niederschönhausen. The extensive and slightly hilly forest park is home to the Schönholz Soviet Memorial and other memorials, sports facilities, playgrounds and a nature trail. To the south are the Pankow III cemetery and the Bürgerpark Pankow. Schönhausen Palace Park is a landscaped park with mature trees and the Panke river flowing through it. Schönhausen Palace is now home to a museum displaying furniture and other furnishings from the time of Elisabeth Christine of Prussia. The palace was once the queen's summer residence. The urban area is characterized by old villas and small apartment buildings. Niederschönhausen is also one of the few districts in Pankow that still has a cinema: The "Blaue Stern" on the corner of Hermann-Hesse-/Waldstraße, less than 10 min. from Schlossallee. This district is therefore not only attractive for families with children. Politicians and many artists have settled here, shaping today's face and the colorful hustle and bustle of this district. Artistic and cultural events around Bürgerpark, Schlosspark and Panke attract visitors all year round. Although Pankow Niederschönhausen is a quiet district surrounded by greenery, it is very well connected to public transport. Not only can you quickly reach the city center of Berlin with the S-Bahn and U-Bahn, but you can also quickly reach the surrounding area or the Baltic Sea with the help of the freeway access to the Berliner Ring junction. The M1 streetcar line or bus lines 150 and 250 provide a direct connection to the Berlin Pankow S-Bahn and U-Bahn station.

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Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 5.9.2034. Endenergiebedarf beträgt 405.98 kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1939. Die Energieeffizienzklasse ist H. MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 2 para. 1 no. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when establishing a business relationship, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with § 11 Para. 4 GwG - for example by means of a copy. In the case of a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG. LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization. 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:

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