

Berlin - Pankow – Niederschönhausen

# Charming townhouse with garden and balcony in a green location in Niederschönhausen

Property ID: 24071056C



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PURCHASE PRICE: 425.000 EUR • LIVING SPACE: ca. 75 m<sup>2</sup> • ROOMS: 2 • LAND AREA: 286 m<sup>2</sup>

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | 24071056C                 |
| Living Space         | ca. 75 m²                 |
| Rooms                | 2                         |
| Bedrooms             | 1                         |
| Bathrooms            | 1                         |
| Year of construction | 1910                      |
| Type of parking      | 1 x Outdoor parking space |

|                       |                                                                          |
|-----------------------|--------------------------------------------------------------------------|
| Purchase Price        | 425.000 EUR                                                              |
| Commission            | Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price |
| Condition of property | Well-maintained                                                          |
| Construction method   | Solid                                                                    |
| Equipment             | Terrace, Garden / shared use, Built-in kitchen, Balcony                  |

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## Energy Data

|                                |                              |
|--------------------------------|------------------------------|
| Type of heating                | Single-storey heating system |
| Energy Source                  | Gas                          |
| Energy certificate valid until | 13.08.2028                   |
| Power Source                   | Gas                          |

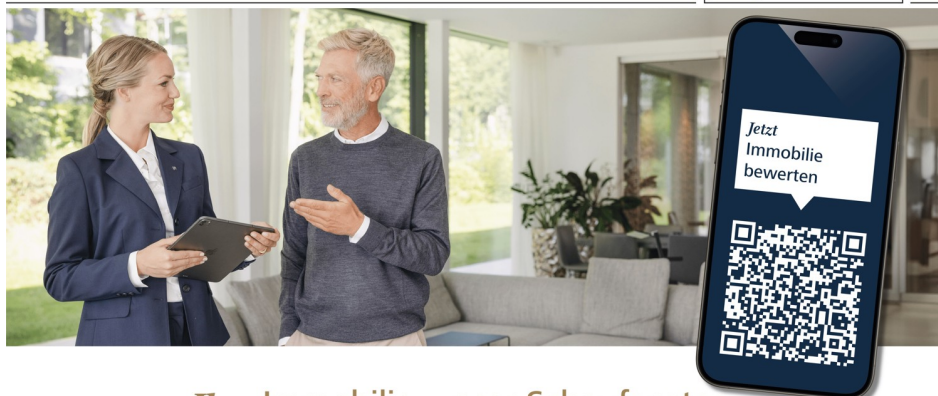
|                                                      |                                |
|------------------------------------------------------|--------------------------------|
| Energy Certificate                                   | Energy consumption certificate |
| Final energy consumption                             | 119.80 kWh/m²a                 |
| Energy efficiency class                              | D                              |
| Year of construction according to energy certificate | 1910                           |

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## The property



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## A first impression

Welcome to your new home, a charming townhouse in the sought-after and quiet residential area of Niederschönhausen. Built in 1910, this house offers an ideal combination of living space of approx. 75 m<sup>2</sup> and a plot of 286 m<sup>2</sup> in a location close to nature. The property impresses with its bright and friendly atmosphere, high-quality furnishings and excellent layout, which is perfectly tailored to the needs of couples or small families. Upon entering the house, you enter an inviting hallway that leads directly into the living area. The spacious living room on the first floor has beautiful real wood parquet flooring and is lit by large windows that also offer views of the terrace and garden. Here you can enjoy relaxing hours outdoors and escape from everyday life. The kitchen, also located on the first floor, offers plenty of space for culinary delights thanks to its practical fitted kitchen and generous layout. A storage room on this floor provides additional storage space. The staircase takes you to the upper floor, where you will find another bright room that can be used as a bedroom or study. Particularly noteworthy is the room with direct access to the balcony, which offers a wonderful view of the garden and space for relaxing moments in the fresh air. The modern daylight bathroom with bathtub rounds off the space on this floor and offers you a small oasis of well-being. The entire interior of the house is a testament to the high quality and attention to detail. The double-glazed windows ensure optimum thermal insulation and a quiet atmosphere in the house. You will find additional storage space in the basement, and your own parking space right next to the house saves you having to search for a parking space. The well-tended garden invites you to enjoy cozy barbecues, while the terrace is the perfect place for an al fresco breakfast. This townhouse is not only a place to live, but also a retreat in one of the greenest corners of Berlin. See for yourself and be enchanted by this unique offer.

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## Details of amenities

- Real wood parquet
- Isoglass windows
- garden
- cellar
- parking space
- balcony
- fitted kitchen
- terrace
- Daylight bathroom with bathtub

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## All about the location

The property is located in one of the most sought-after and idyllic areas of Niederschönhausen in the Berlin district of Pankow. Nestled in green, tranquil surroundings, the location offers a perfect balance between urban comfort and closeness to nature. The picturesque Zingerwiesen meadows and Wilhelmsruher See lake are just a few steps away, inviting you to enjoy relaxing walks, jogging laps and a variety of outdoor leisure activities. The neighborhood is characterized by charming detached houses and lovingly tended gardens, which gives this residential area its special character and family atmosphere. The public transport connections are excellent, allowing you to get to all important areas of Berlin quickly and conveniently. Bus line 155 takes you to Wilhelmsruh S-Bahn station in just a few minutes, where lines S25 and S8 offer a direct connection to the city center and beyond. In addition, streetcar lines 50 and M1 provide easy access to the surrounding districts and important transport hubs. The nearby EDEKA supermarket and other stores catering to your daily needs allow you to do your shopping quickly and easily. Schools, kindergartens and medical facilities are also available in the immediate vicinity, making the area particularly attractive for families. This location harmoniously combines the peace and serenity of nature with proximity to all the amenities of urban life. The charming surroundings, combined with excellent transport links, make this property a real gem for those looking for the best of both worlds.

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## Other information

Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 13.8.2028. Endenergieverbrauch beträgt 119.80 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1910. Die Energieeffizienzklasse ist D. 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:

Ulf Sobeck

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