



# Kanaalstraat 85 huis

Object

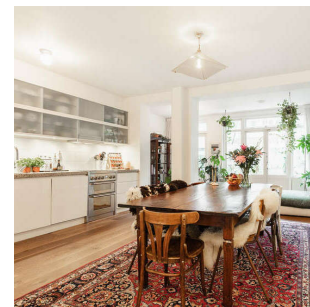
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REAL ESTATE AGENT:

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E. [judith@broersma.nl](mailto:judith@broersma.nl)



Family home with  
garden facing South

Kanaalstraat 85 huis  
1054 XC Amsterdam

Asking price  
€ 1.100.000,-- cost-to-  
buyer

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BROERSMA



# Kanaalstraat 85 huis

## Layout

**Well-presented ground-floor duplex spanning ca. 113 sqm with a south-facing garden.**

This welcoming family home is situated in bustling Oud West borough and is a FREEHOLD property.

The inviting living room gives to a modern kitchen at the rear. The kitchen (light cabinets) is fitted with a range of appliances including a Quooker, dishwasher and a gas range with a double oven, etc.

French doors open to the sunny and well-kept back garden. This south-facing garden features added storage space for gardening tools.

The bedroom level accommodates 2 extremely large bedrooms, that would be relatively simple to convert to 3 or 4 bedrooms (see the alternative floorplan). The spacious bathroom (refurbished in 2020) is equipped with a bathtub, shower, sink and second toilet. This level also has a lovely terrace, which can be accessed from the rear bedroom.



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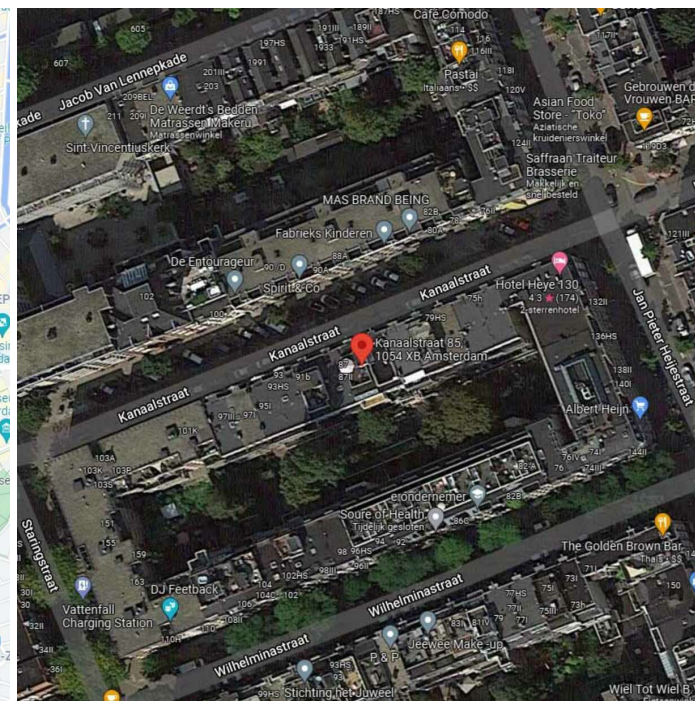
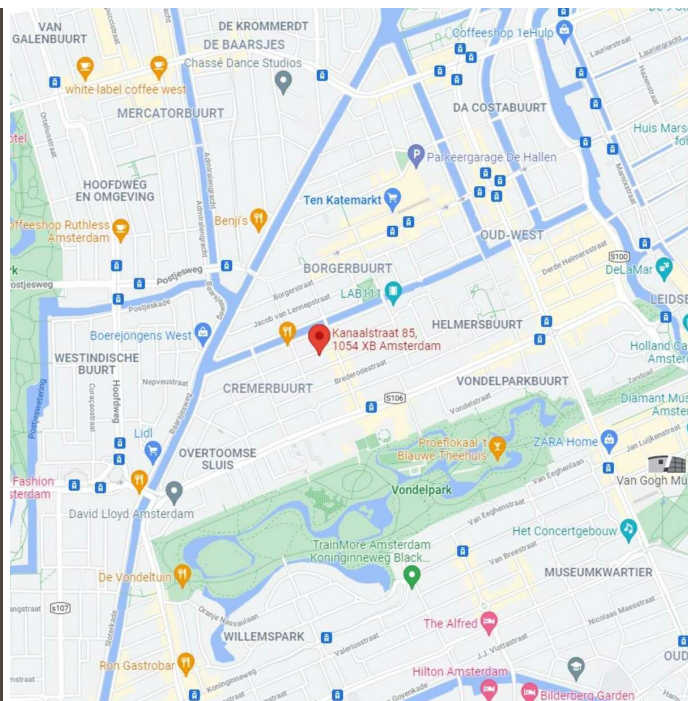
## Location

**Situated in Oud-West borough, between Staringstraat and Jan Pieter Heijestraat.**

J.P. Heijestraat and Overtoom are home to a wide selection of shops and eateries. Vondelpark, De Hallen and Ten Kate market are all close-by.

Jan Pieter Heijestraat offers an excellent range of specialty shops, coffee bars and an AH and Ekoplaza for you daily groceries. There are numerous public transportation options to choose from within walking distance of the property. Easy access to the A10 beltway via S 106.

Great bars and restaurants, such as Forno, Golden Brown, De Dikke Graaf and Barrica, are just a short walk away.







# Kanaalstraat 85 huis

Cadastral / Specifics

## Land registry information

Municipality Amsterdam

Section T

Number 6278

Index 1

- This information was drafted with the utmost care. However, we are not liable for any unintended omission or inaccuracy, etcetera nor any consequences related thereto. All measurements and sizes are indicative only.
- The Measurement Code is based on NEN2580 standards. The Measurement Code is intended to ensure a more universal survey method for indicating total net internal area (usable floor area). The Measurement Code cannot fully preclude discrepancies between individual surveys, due to e.g. differences regarding interpretation, rounding and restrictions to conducting measurement surveys.



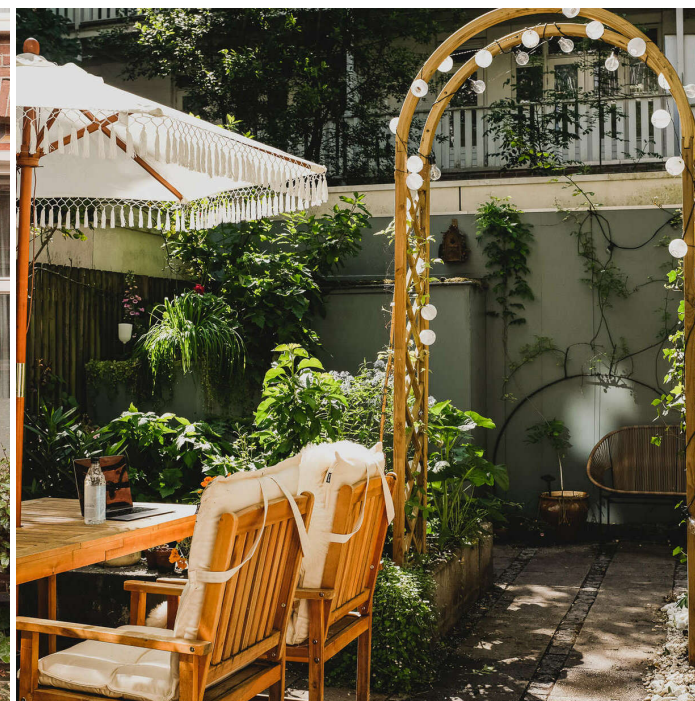
## Specifications

- Usable residential floor area ca. 113 sqm
- South-facing, ca. 35 sqm garden
- Freehold property
- Wooden (oak) flooring on the ground-floor level
- Double glazing, timber window frames
- Foundation repaired in 2001
- HOA with 3 members
- Bathroom refurbished in 2020
- Rear balcony repaired in 2020
- Option to create a third or even fourth bedroom
- Solar panels on the roof
- Energy label C
- Closing upon agreement



# Kanaalstraat 85 huis

Exterior







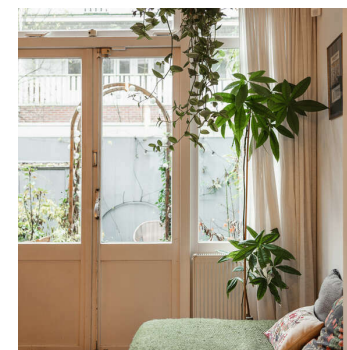
# Kanaalstraat 85 huis

Interior



# Kanaalstraat 85 huis

Interior





Kanaalstraat 85 huis  
Interior



# Kanaalstraat 85 huis

Interior





# Kanaalstraat 85 huis

Interior







# Kanaalstraat 85 huis

In brief

## Facilities

- Electrical installation with multiple groups and earth leakage protection
- Central heating system with HR boiler Intergas 2016

## Outside area

- Garden with storage
- Roof terrace

## Price

€ 1.100.000,-- plus additional costs (transfer tax and notary costs)

## Rooms

- See floorplans

## Acceptance

- By mutual agreement

## Local taxes

- Property tax ('21) € 346,25 per year
- Waste water tax ('22) € 152,50 per year
- Service costs handled by VvE € 200,- per month

## Maintenance

- Internal: good
- External: good

## Foundation

Foundation was renewed in 2001.

## Floor space

- Gebruiksoppervlakte: ca. 113 m<sup>2</sup>
- Gebouwgebonden buitenruimte: ca. 9 m<sup>2</sup>

## Movables

A list of movables is present

## Zoning regulations

Residential according to zoning plan

## Land situation

- Freehold property

## Cadastral

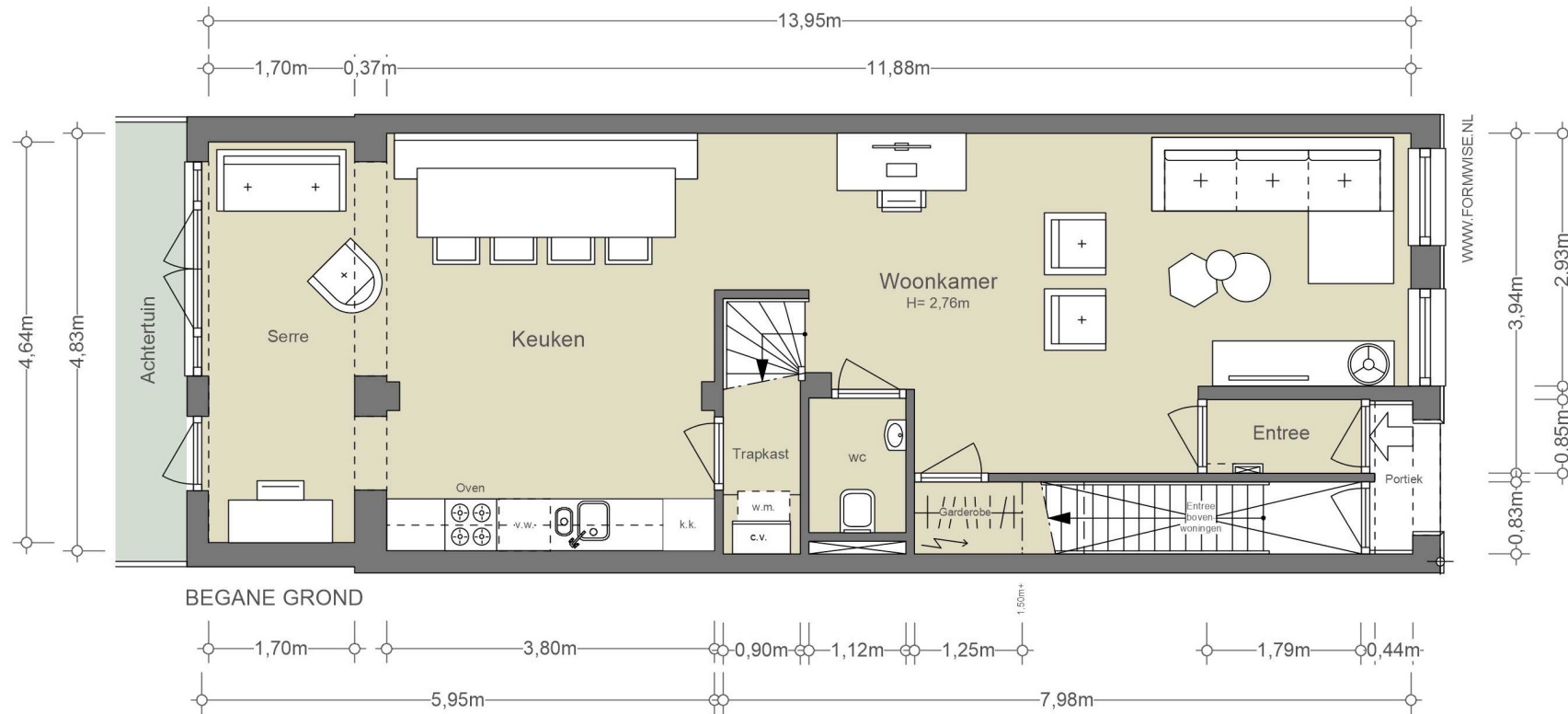
- Municipality Amsterdam
- Section T
- Number 6278
- Index 1

## Year of construction

- 1901

## Environment

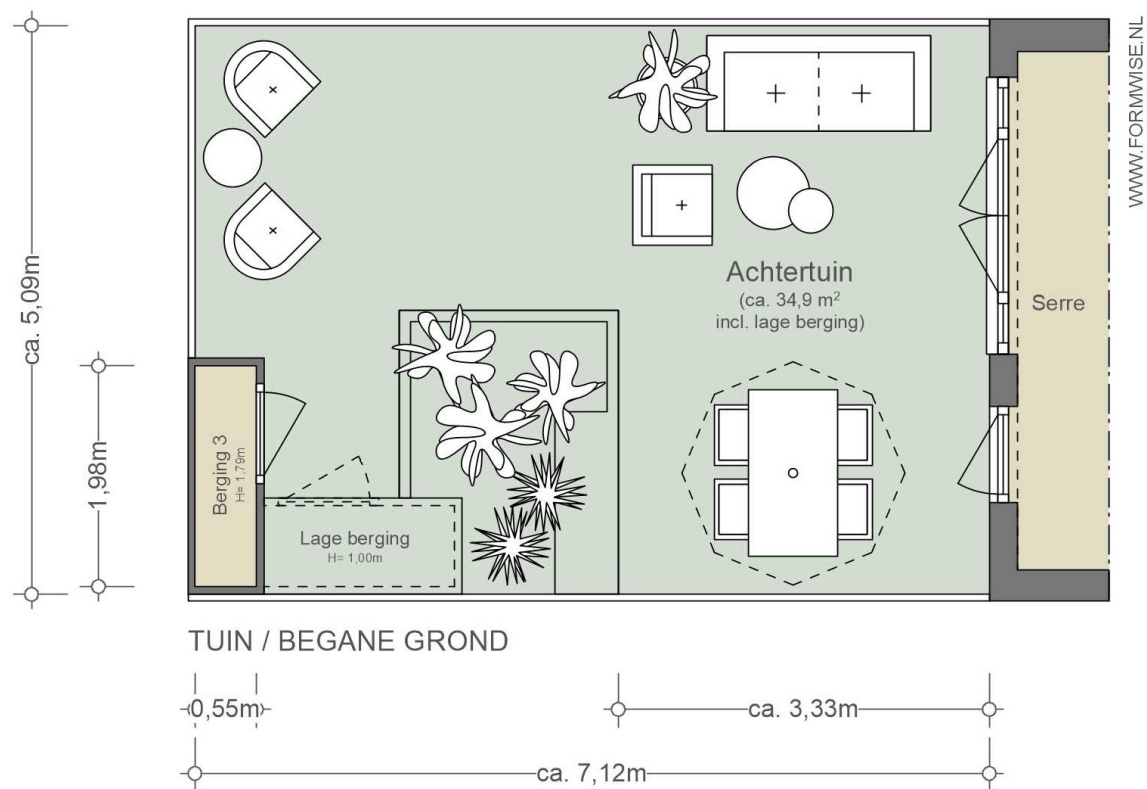
According to information obtained from the Environment and Building Surveillance Department, no negative information is known regarding contamination.



### NEN2580/ BBMI - NVM

Gebruiksoppervlakte wonen
62,51 m <sup>2</sup>
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
n.v.t.
Externe bergruimte
n.v.t.

De op de tekening aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.

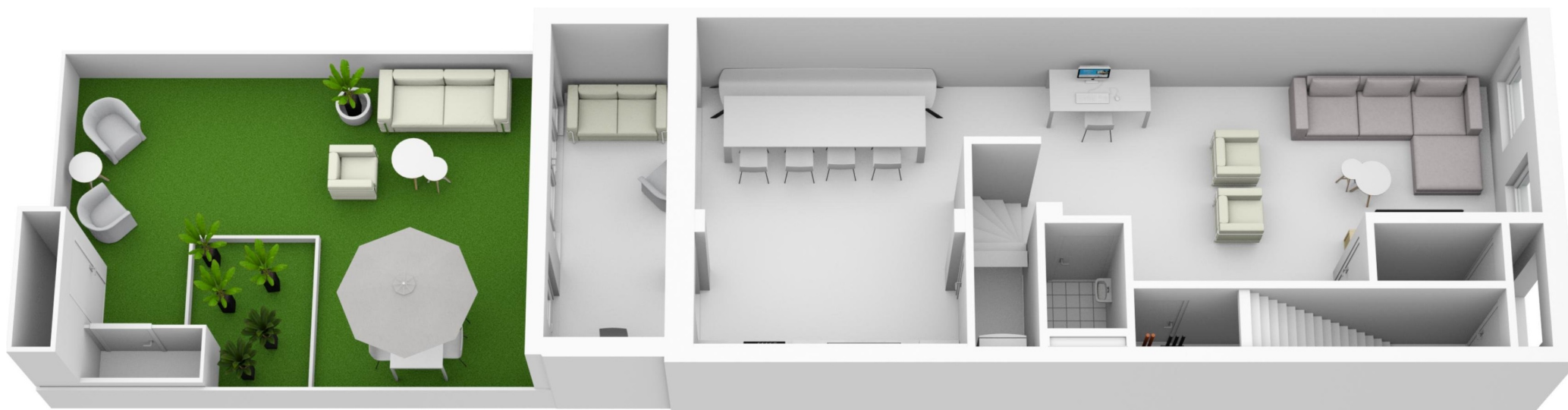


### NEN2580/ BBMI - NVM

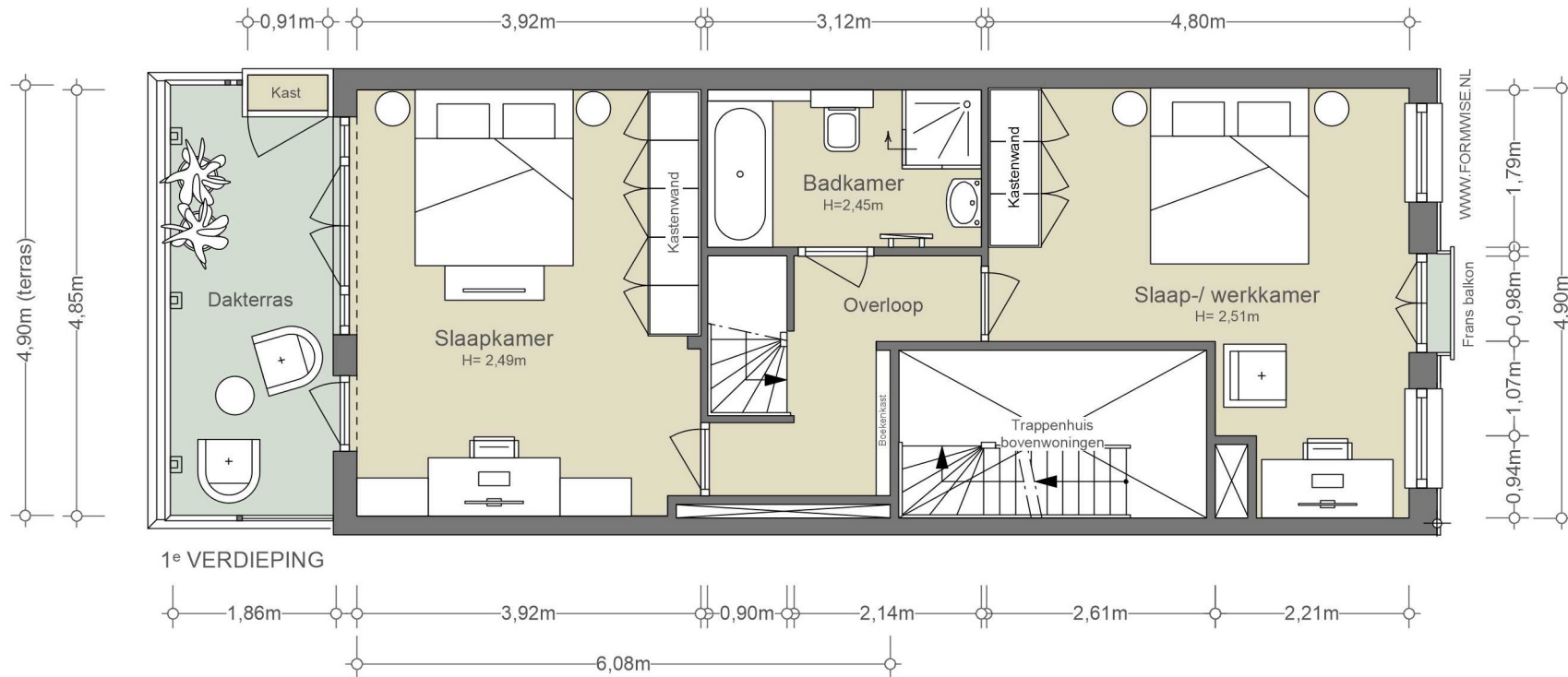
Gebruiksoppervlakte wonen n.v.t.
Overige inpandige ruimte n.v.t.
Gebouwgebonden buitenruimte n.v.t.
Externe bergruimte 1,09 m <sup>2</sup>

De op de tekening aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.





Plattegrond: Kanaalstraat 85 huis



### NEN2580/ BBMI - NVM

Gebruiksoppervlakte wonen
50,44 m <sup>2</sup>
Overige inpandige ruimte
0,37 m <sup>2</sup>
Gebouwgebonden buitenruimte
8,74 m <sup>2</sup>
Externe bergruimte
n.v.t.

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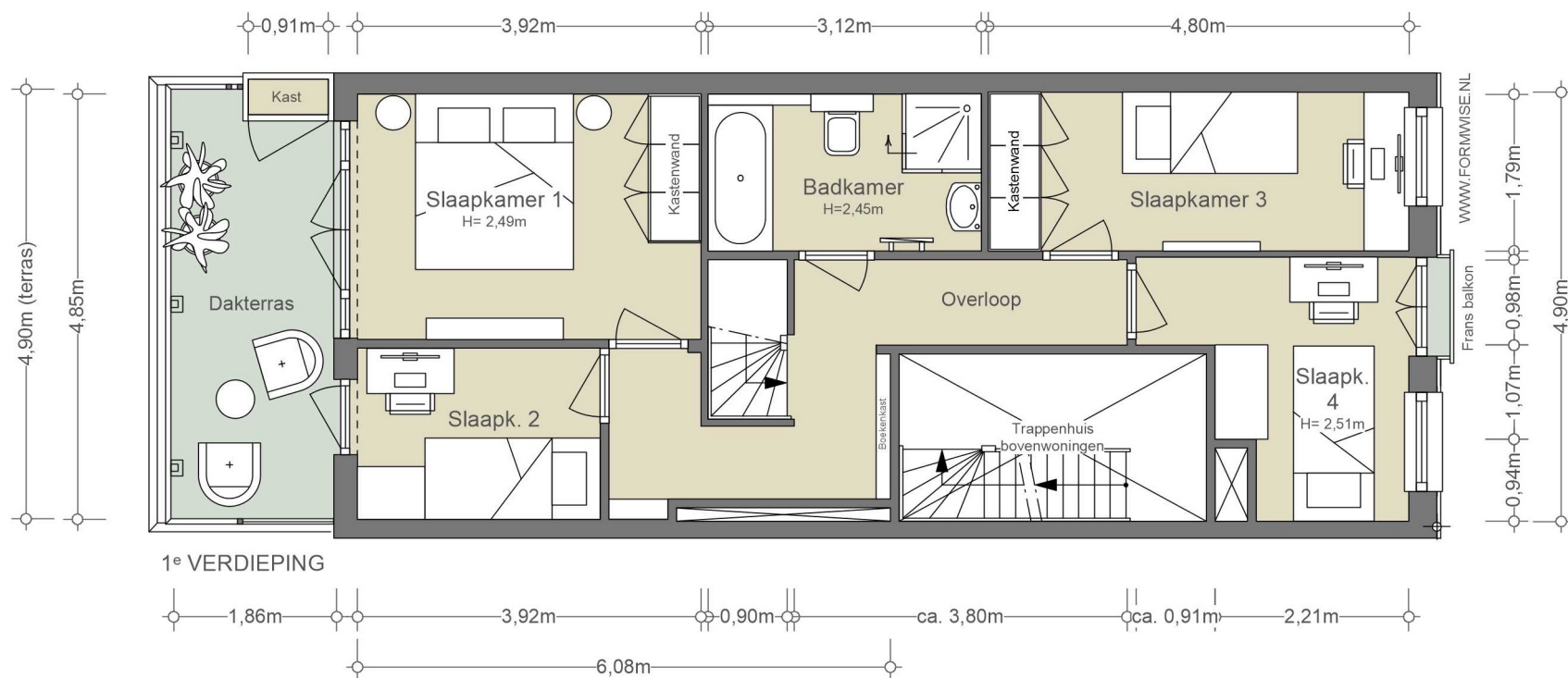
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- ALTERNATIEVE INDELING -

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General

## Notary public

The contract of sale will be drawn up pursuant to the model of the Royal Notary public professional organisation Amsterdam, by a notary public to be appointed by the buyer and located in the Amsterdam region or within 5 km from the building that is for sale.

## Bidding

In order for the sale to progress and to limit the responsibilities, we hereby state the sales conditions in the event that the prospective buyer does not wish to make use of the professional purchase assistance by way of a licensed or authorized real estate agent. If the prospective buyer takes this option when entering into the negotiations, then the buyer must provide sufficient proof that the underlying proposal is guaranteed financially. This can be supported by showing a contract with or the advice issued by a professional and licensed financial institution or advisor.

- Offers are preferably sent by mail or email to the selling real estate agent, accompanied by a copy of a valid identification.

- The seller and its real estate agent will inform the prospective buyer of all that the buyer should be made aware of, whereby information on facts that the buyer is aware of or should have been aware of from its own research, insofar as such a research can be requested by a buyer, according to common opinion. The prospective buyer accepts the research duty as such. The prospective buyer is responsible for consulting the usual sources of information for the purchase.
- Offers remain valid up until the moment the seller (and/or its real estate agent) responds by accepting, making a different proposal or by rejecting the proposal of the prospective buyer.

## 3 days reconsideration period

On the 1st of September 2003, the Act on the Purchase of Immovable Objects took effect. In short, this act has two main items: three days reconsideration period and the written documentation of the sale.

## Reconsideration period

A consumer who purchases a house has a reconsideration period of three days. Within this period, the consumer can cancel the agreement. This way, the consumer can contact a specialist or take some additional time to consider the purchase. This reconsideration period is an imperative law: the buyer and the seller cannot decide to have it not apply to their agreement. However, the purchaser can, on his own accord, decide to waive any remaining reconsideration period. The reconsideration period commences on the day that follows the date the buyer received a copy of the signed contract of sale. The exact time the buyer receives the contract is not relevant.

## Written documentation

Contrary to the situation before the 1st of September 2003, the purchase of a house (by a consumer) is only concluded when the contract of sale has been signed by the buyer and the seller. Until this is done, the sale is not legitimate. This has been confirmed by several higher courts; if a contract of sale for a house is not documented in writing pursuant to article 7:2 Dutch Civil Code, then the sanction is cancelled.