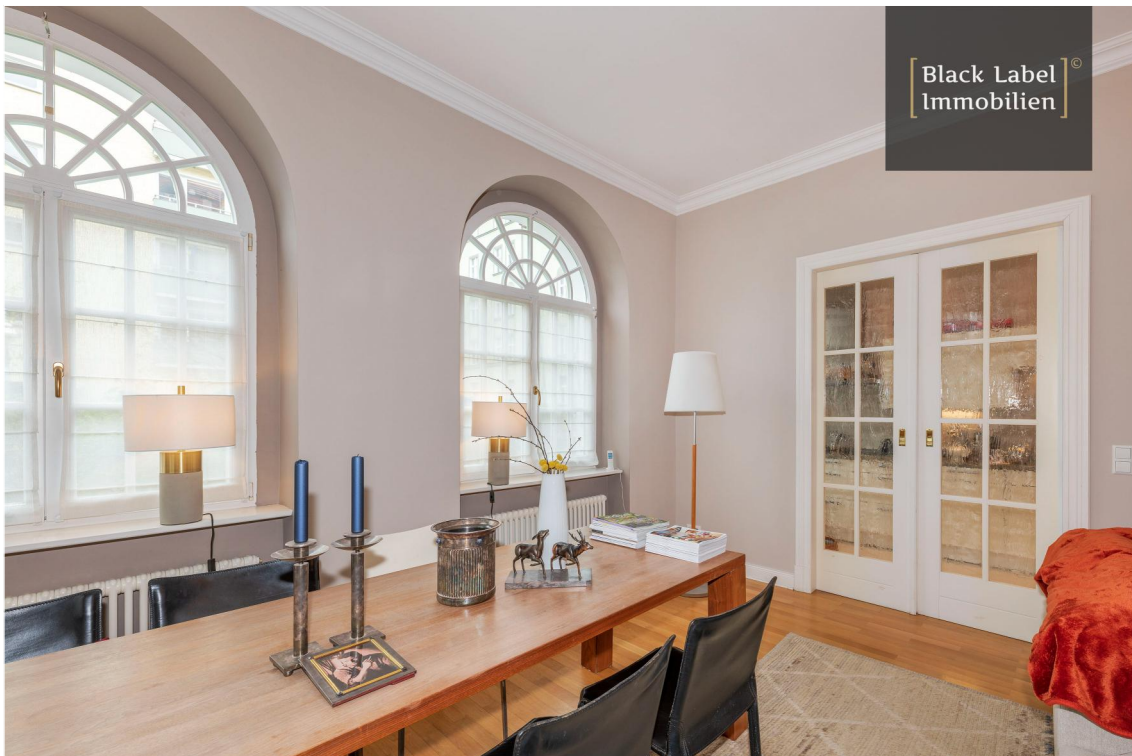


Dreamlike old building on the ground floor with sunny garden terrace in Westend

14050 Berlin, Ground floor apartment for sale

Object ID: 11647_2



Living area approx.: **183 m²** - Rooms: **4** - Purchase price: **1,190,000 EUR**



Dreamlike old building on the ground floor with sunny garden terrace in Westend

Object ID	11647_2
Property Type	Apartment, Ground floor apartment
Address	(Berlin Charlottenburg - Wilmersdorf - Westend) 14050 Berlin Berlin
Floor	EG
Floors in the house	5
Living area approx:	183 m²
Balcony/Terrace space approx	20 m²
Gardenspace approx	100 m²
Rooms	4
Schlafzimmer	2
Bathrooms	2
Balconies	1
Heating system	Teleheating
Year of construction	1920
Last modernization	2007
Condition	Fully refurbished
Features	High-end
Features	Balcony, Bathtub, Bidet, Built-in kitchen, Cellar, Daylit bathroom, Garden, Garten/Gartennutzung, Guest WC, Lift, Parkettboden, Sauna, Shower, Storage room, tiled floor
Subject to commission	Yes
Buyer's commission	3,57% of the purchase price incl. 19% VAT, payable by the buyer to the broker The commission is due and earned with the notarization of the purchase contract. We have concluded a commissionable



brokerage contract with the seller in the same amount.

Purchase price	1,190,000 EUR
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Objektbeschreibung

This stately old building flat is located on the ground floor of a charming apartment building and has its own garden area with sunny terrace. The flat offers a total of 4 large rooms - enough space for a family or for people who need plenty of room for comfort and relaxation.

The unit has high ceilings and large window fronts, which provide a bright and friendly atmosphere. The living area is generously proportioned and additionally offers enough space for a dining table. The modern kitchen is separate and connected to this area. The flat has 2 spacious bedrooms, which are perfect for families or for people who need a workplace. There is a walk-in wardrobe attached to the large bedroom. From the (current) lounge, you have direct access to the garden area. The large bathroom is modernly equipped with a bathtub and shower. Another shower room is available as well as a guest toilet.

A special highlight of the flat is, of course, the private garden area, which invites you to relax and enjoy the outdoors. The terrace is the perfect place for cosy barbecue evenings or relaxing hours in a quiet atmosphere. All in all, the flat offers a high level of comfort, peace and relaxation and is ideal for people who have high standards of living quality and lifestyle.

The flat is still rented until 31.12.2024, but can be viewed by appointment.

Features

- Garden with terrace
- high ceilings
- parquet
- 2 bathrooms, etc.

Sonstiges

Black Label's international team can offer advice on all stages of property purchase, from the financial benefits of buying property in Germany to the step by step process of acquiring your new home or investment. Our team speaks fluent English, German, French and Mandarin, and works together with a team of English-speaking lawyers, notaries and mortgage brokers in Berlin.

We can provide you with a varied choice of properties to suit your needs. Just send us your search specifications, including:

- Property style
- Budget
- Location
- Investment or own use

For advice on financing your German property purchase, please get in touch with a member of our team.



Interested in letting your new Berlin property? Black Label offers management packages for both furnished and unfurnished lets, as well as a complete design and furnishing service tailored to your style. Get in touch with us or stop by the office for more information.

All information is provided by the seller. BLP Investments GmbH therefore accepts no liability for the accuracy of the information. In particular, the information on the living space, the usable space and the division of the living/usable space has not been checked by us by means of our own measurement or our own calculation of the living space. The information on the year of construction has not been verified by inspection of the building file.

Energieausweis

Energieausweistyp	Verbrauchsausweis
Issued on	28.04.2014
Valid until	28.04.2024
Gebäudeart	Wohngebäude
Year of construction	1920
Final energy consumption	99.00 kWh/(m ² ·a)

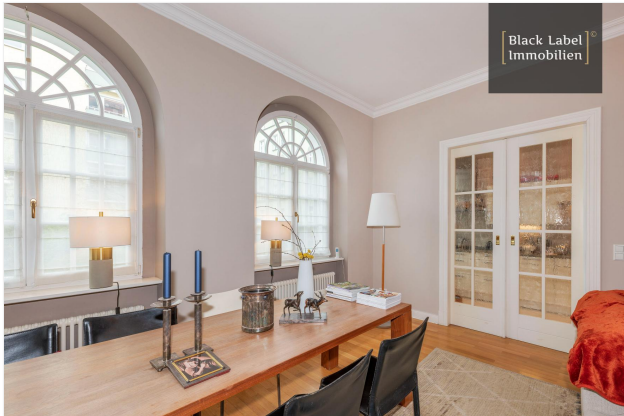


Location

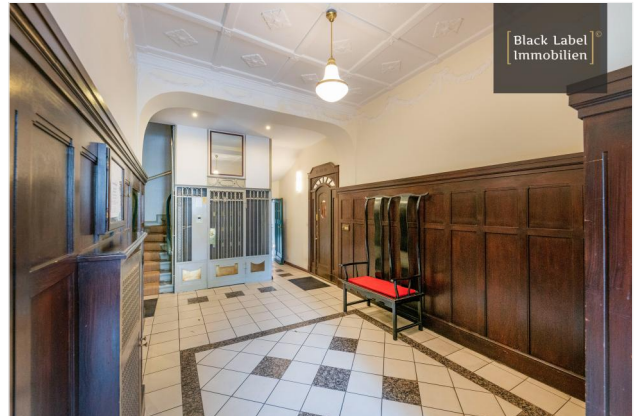
Leistikowstraße is located in a highly sought-after residential area of the popular district of Berlin-Westend. The neighbourhood is characterised by elegant old buildings and villas, green streets and quiet squares and offers an upscale quality of living. In the immediate vicinity are numerous shopping facilities, great restaurants and cafés to meet the needs of the residents. The famous shopping mile of Kurfürstendamm can be reached in 10 minutes and offers a wide range of fashion, art and culture.

The very convenient location of Leistikowstraße allows quick access to all parts of the city. A nearby underground station and several bus lines also provide excellent public transport connections. Overall, Leistikowstraße offers an ideal location for anyone looking for a quiet, yet central residential area. The excellent quality of living and very good public transport connections make this one of the most sought-after places to live in Berlin.





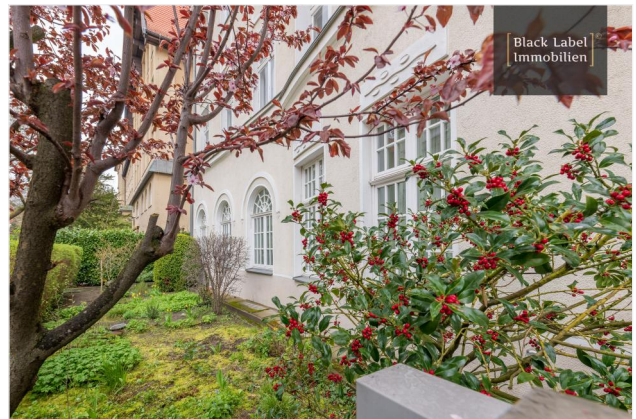
Dining area



Entrance area



Terrace



Front garden



Facade



Grundriss

Floor plan

