Berlin - Pankow – Heinersdorf

Future-proof, family-friendly detached house with 5 rooms

Property ID: 25071049N



PURCHASE PRICE: 675.000 EUR • LIVING SPACE: ca. 121.2 m^2 • ROOMS: 5 • LAND AREA: 446 m^2

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At a glance

Property ID	25071049N
Living Space	ca. 121.2 m²
Roof Type	Gabled roof
Rooms	5
Bedrooms	4
Bathrooms	2
Year of construction	1996
Type of parking	1 x Outdoor parking space

Purchase Price	675.000 EUR
House	Single-family house / Detached house
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Modernisation / Refurbishment	2024
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 24 m²
Equipment	Terrace, Built-in kitchen

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Energy Data

Type of heating	Central heating
Energy Source	Liquefied gas
Energy certificate valid until	21.02.2034

Energy Certificate	Energy consumption certificate
Final energy consumption	60.1 kWh/m²a
Energy efficiency class	B
Year of construction according to energy certificate	1996

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The property





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A first impression

Living in the countryside - close to the city and family-friendly. In this well-kept, solidly built detached house from 1996, you can expect a total of 5 bright rooms on approx. 121m² of living space. The property is located in a quiet residential area in the middle of a settlement characterized by detached houses and gardens and offers an ideal room layout for families.

In the lovingly landscaped garden to the south of the house, you can enjoy the peace and quiet or spend quality time with the family. A bicycle shed with two independent exits screens off the entrance area and can be used to store bicycles or garden tools. There is also a garden shed with a large covered terrace on the south side of the house. This north-facing and shaded terrace is also a very pleasant place to spend hot summer days. An outdoor parking space right next to the house offers space to park your car.

Take advantage of this opportunity and arrange a viewing appointment with us.

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Details of amenities

- Solid construction incl. high-quality clinker facade
- 5 rooms and two bathrooms
- large south-facing terrace approx. 25 m² and additional shaded terrace at the garden house approx. 9 m²
- south-facing garden
- extra bicycle shed
- solid garden shed
- 1 car parking space
- rainwater cistern

Numerous modernization measures

- 2011 Installation of electric external roller shutters for all three roof windows
- 2019 Renewal of Viessmann gas condensing boiler
- 2020 Replacement windows west side
- 2023 Installation of 800W micro-solar system
- 2023 Installation of vinyl parquet on ground floor and attic
- 2024 Replacement of three-part bay window element with 3 panes of insulating glazing incl.

Installation of radio-controlled electric external blinds

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All about the location

The district of Berlin - Pankow is one of the most popular districts in Berlin with the highest growth rates. Green and yet close to the city, Heinersdorf is the link between Berlin Weißensee and the Pankow district. Dominated by detached and semi-detached houses with many historic allotment gardens, which have always been popular with Berliners, Heinersdorf presents itself as a small village in the city. Various shopping facilities as well as schools and daycare centers can be found in the nearby old town center of Heinersdorf. There are good transport links to the city and the surrounding area of Berlin. The Prenzlauer Alle (B109) takes about 20 minutes to reach the center of Berlin by car, and the A114 feeder road to the Berliner Ring is just a few minutes away. Public transportation is available with the X54 bus or the 158 bus and the M2 streetcar or the M12 and M27 within a 14-minute walk.

Extensive green spaces and attractive parks in and around Berlin-Pankow are popular excursion destinations and make the district attractive not only for families with children. The Weißer See lake is just as easy to reach and promises pleasant cooling on hot summer days with its outdoor pool, and golfers are also offered an attractive leisure option at the nearby "Sepp Maier" Berlin-Pankow golf resort.

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Other information

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Contact partner

For further information, please contact your contact person:

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