Berlin - Pankow – Niederschönhausen

Historisches Zweifamilienhaus in traumhafter Pankower Lage

Property ID: 25071054



PURCHASE PRICE: 1.299.000 EUR • LIVING SPACE: ca. 178.17 m^2 • ROOMS: 9 • LAND AREA: 1025 m^2

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At a glance

Property ID	25071054
Living Space	ca. 178.17 m²
Roof Type	Half-hipped roof
Rooms	9
Bedrooms	5
Bathrooms	3
Year of construction	1938

Purchase Price	1.299.000 EUR
House	Two-family house
Provision	Käuferprovision 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2017
Condition of property	Needs renovation
Construction method	Solid
Usable Space	ca. 249 m²
Equipment	Garden / shared use, Balcony

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	13.04.2036
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	243.26 kWh/m²a
Energy efficiency class	G
Year of construction according to energy certificate	1938

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The property





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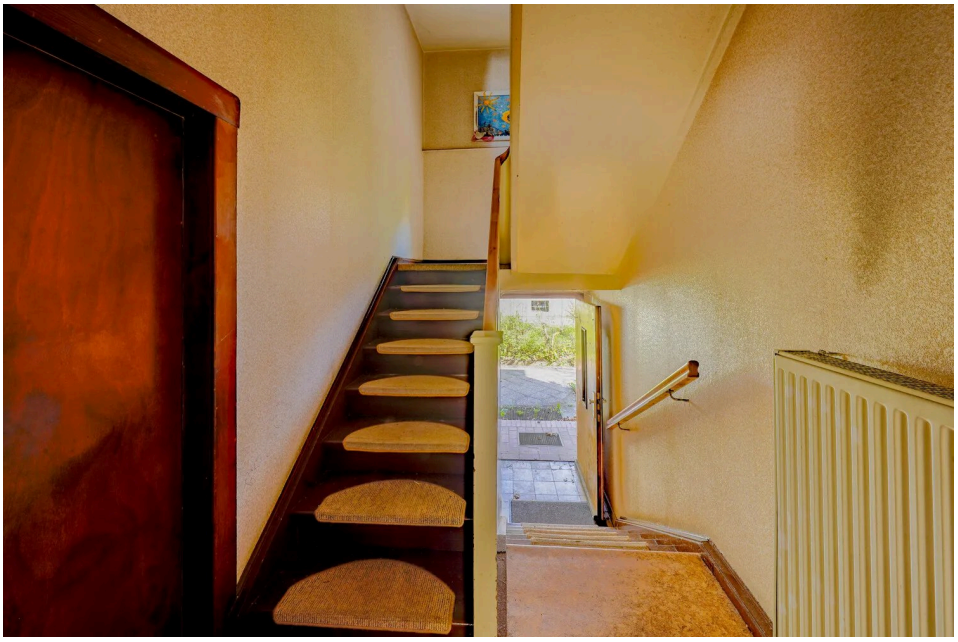
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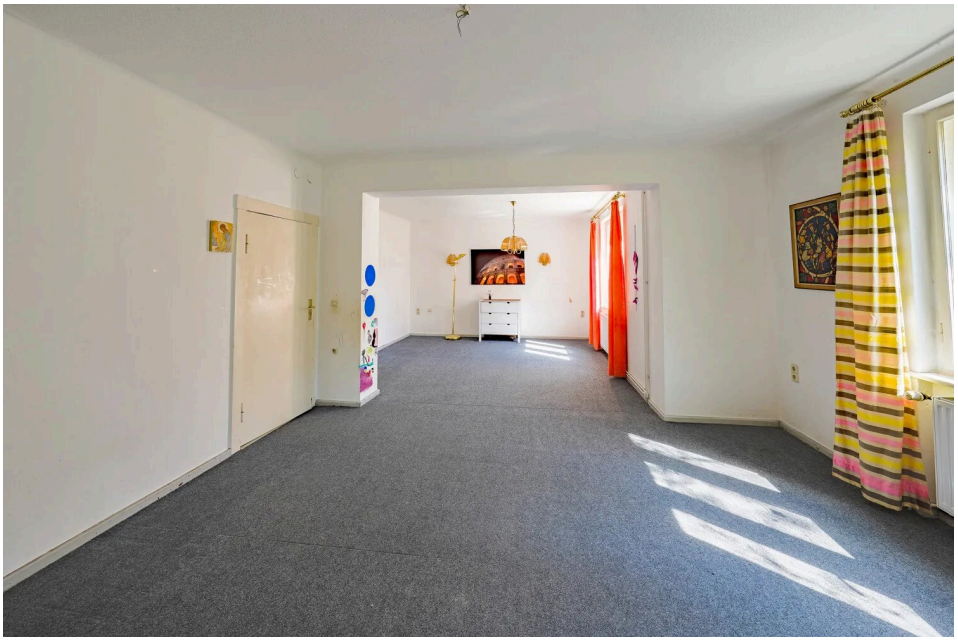
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A first impression

This detached two-family house with a basement and partially converted attic, built in 1938 in solid construction, is a true connoisseur's delight and perfect for your family home.

The house has a full basement and, thanks to its solid construction and regular maintenance measures, offers an excellent basis for your family's dream home and provides the framework for many possible uses.

The solid two-family house is divided into two apartments, which are easily accessible via a central staircase. You can also access the basement and the partially converted attic via the staircase. Each apartment has its own cellar in the basement. There is also a laundry room, the boiler room and the former garage.

On the first floor level, three rooms with old floorboards, high ceilings and matching doors await you on approx. 88 m². A daylight bathroom with bathtub and shower as well as a large kitchen. Historic wooden box windows provide a view of the garden.

On the first floor you will find a similar apartment with approx. 80 m² and 4 rooms. There are two bathrooms here, one with a bath and one with a shower, each with a toilet. You can also enjoy the view of the green surroundings from here via a south-facing balcony.

Nestled in a green setting, the idyllic garden invites family and friends to linger. The plot of approx. 500 m² (sub-plot 1) will be accessed via a 41 m long driveway with a right to walk, drive and run. The division and surveying costs will be borne by the buyer.

Take this opportunity to make your dream come true for your living concept and arrange a viewing appointment with us.

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All about the location

Niederschönhausen is part of the Pankow district and is characterized by its green, quiet location and a mature development of villas, detached houses and individual apartment buildings. The upmarket residential area in the north of Berlin is one of the most sought-after locations in the capital, with Niederschönhausen itself being particularly attractive.

The surrounding area is characterized by extensive green spaces and recreational areas. Brosepark, Bürgerpark Pankow, the park around Schönhausen Palace and Schönholzer Heide offer a wide range of leisure activities and contribute significantly to the high quality of life - both for families and for anyone who appreciates a combination of nature and urban surroundings.

Pankow has a well-developed infrastructure with numerous shopping facilities for everyday needs as well as a wide range of restaurants, leisure and sports facilities. This is complemented by a large number of schools, daycare centers and other public facilities.

Despite the quiet location, the transport links are very good. The nearby highway (Berliner Ring) and local public transport provide quick connections to Berlin city center and the surrounding area. The M1 streetcar line and bus lines 150 and 250 are within walking distance and provide easy access to Berlin city center. Especially with the S2, S8 and the U2 via the S and U station Pankow.

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Other information

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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

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