



**Kees Schererhof 11**  
**1087 NG Amsterdam**

**€ 4.250 p.m.**



## Alle kenmerken op een rij

### Overdracht

Huurprijs	€ 4.250 p.m.
Aangeboden sinds	06 mei 2024
Status	beschikbaar
Huurperiode	onbepaalde tijd
Borgsom	€ 8.500
Servicekosten	
Aanvaarding	in overleg

### Bouw

Woningcategorie	woonhuis
Type woning	eengezinswoning
Soort woning	hoekwoning
Kozijnen	aluminium, draaikiepramen

### Indeling

Aantal kamers	
Aantal badkamers	2
Aantal toiletten	3
Kelder	nee
Zolder	nee
Garage	1
Aantal woonlagen	3

### Gebied en inhoud

Perceeloppervlak (m <sup>2</sup> )	360
Woonoppervlak (m <sup>2</sup> )	176
Inhoud (m <sup>3</sup> )	595



## Ligging

Ligging **beschutte ligging, door water, woonwijk, bebost gebied, stad, centraal stadscentrum, op de waterweg, onbelemmerd zicht**

## achtertuintuin

Oppervlakte (m<sup>2</sup>) **362**  
Breedte (m) **18**  
Lengte (m) **11**  
Oriëntatie **zuidoost**  
Onderhoud **prachtig aangelegd**  
Achtersoegang **nee**

## voortuintuin

Oppervlakte (m<sup>2</sup>) **24**  
Breedte (m) **8**  
Lengte (m) **3**  
Oriëntatie **zuid**  
Onderhoud **prachtig aangelegd**  
Achtersoegang **nee**

## zijtuin

Oppervlakte (m<sup>2</sup>) **50**  
Breedte (m) **4**  
Lengte (m) **10**  
Oriëntatie **zuidoost**  
Onderhoud **prachtig aangelegd**  
Achtersoegang **nee**

## Energie

Verwarming **haard, stadsverwarming, vloerverwarming volledig**  
Soort warm water **stadsverwarming**  
Beglazing **hoogrendementsglas, triple**  
Isolatie **volledig**

## Energie label

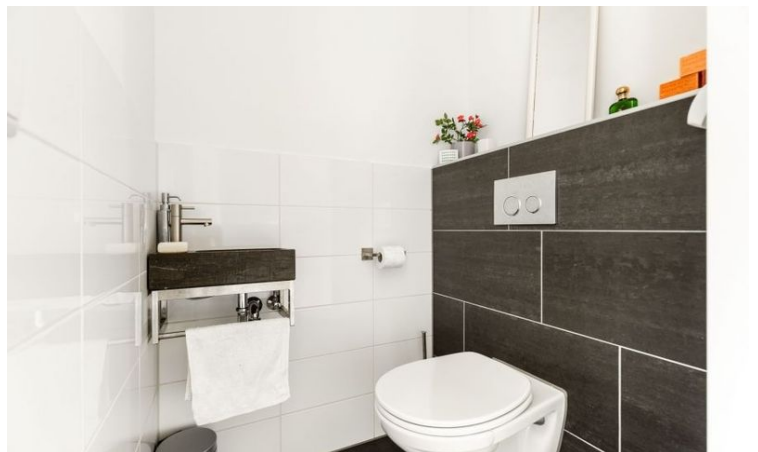
Energie label **A+, vervaldatum: 03 aug 2032**



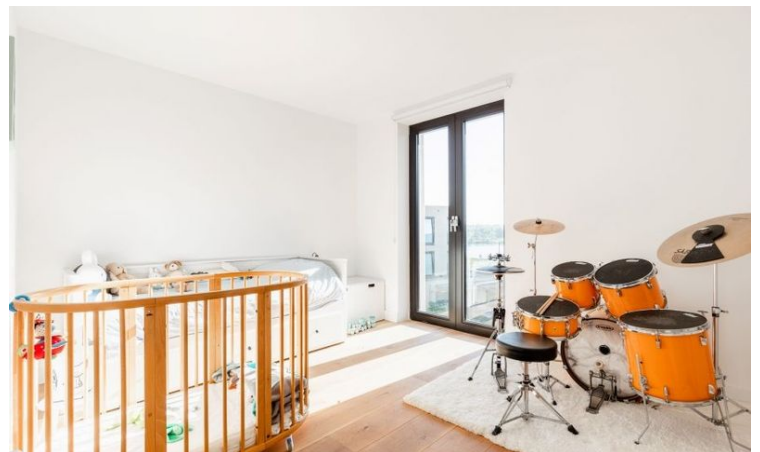
# Kees Schererhof 11 in beeld













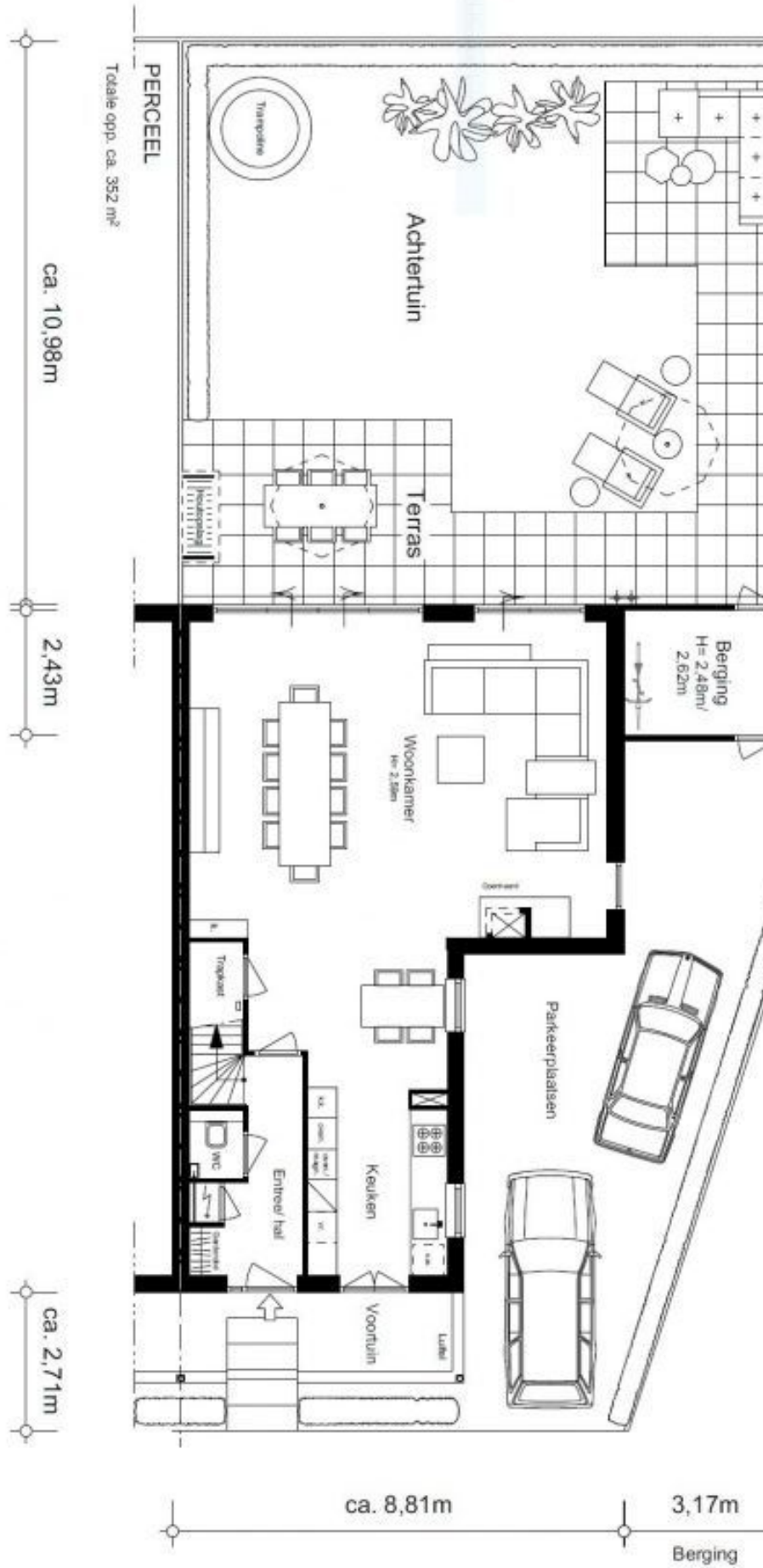


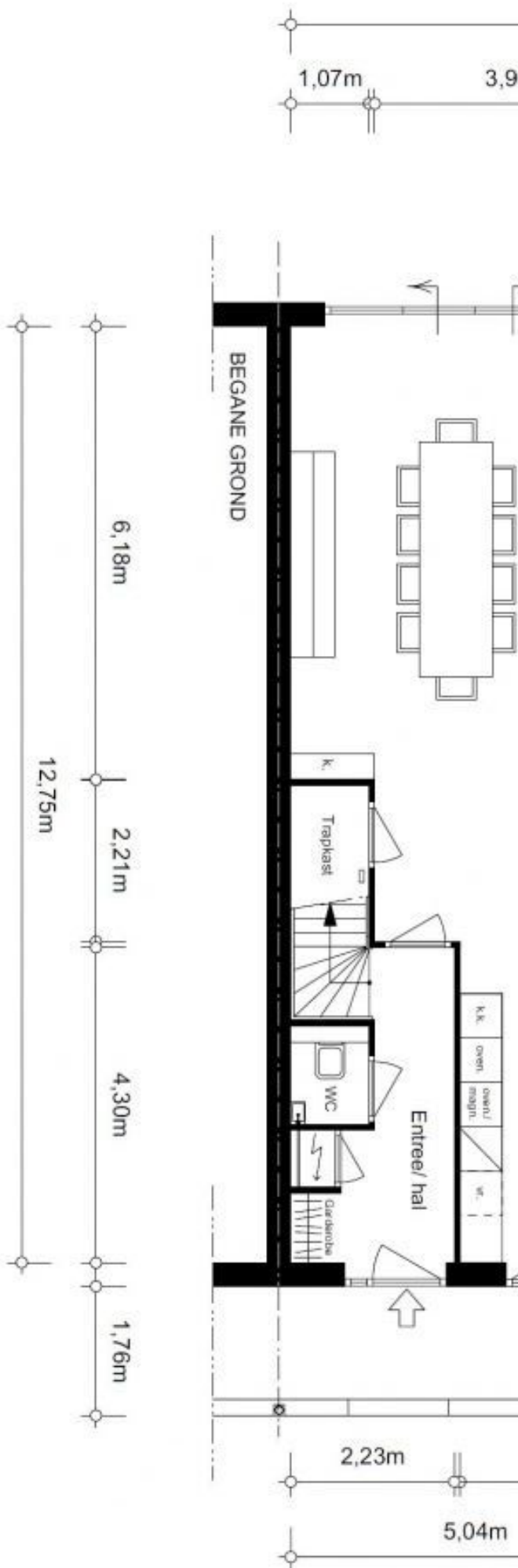


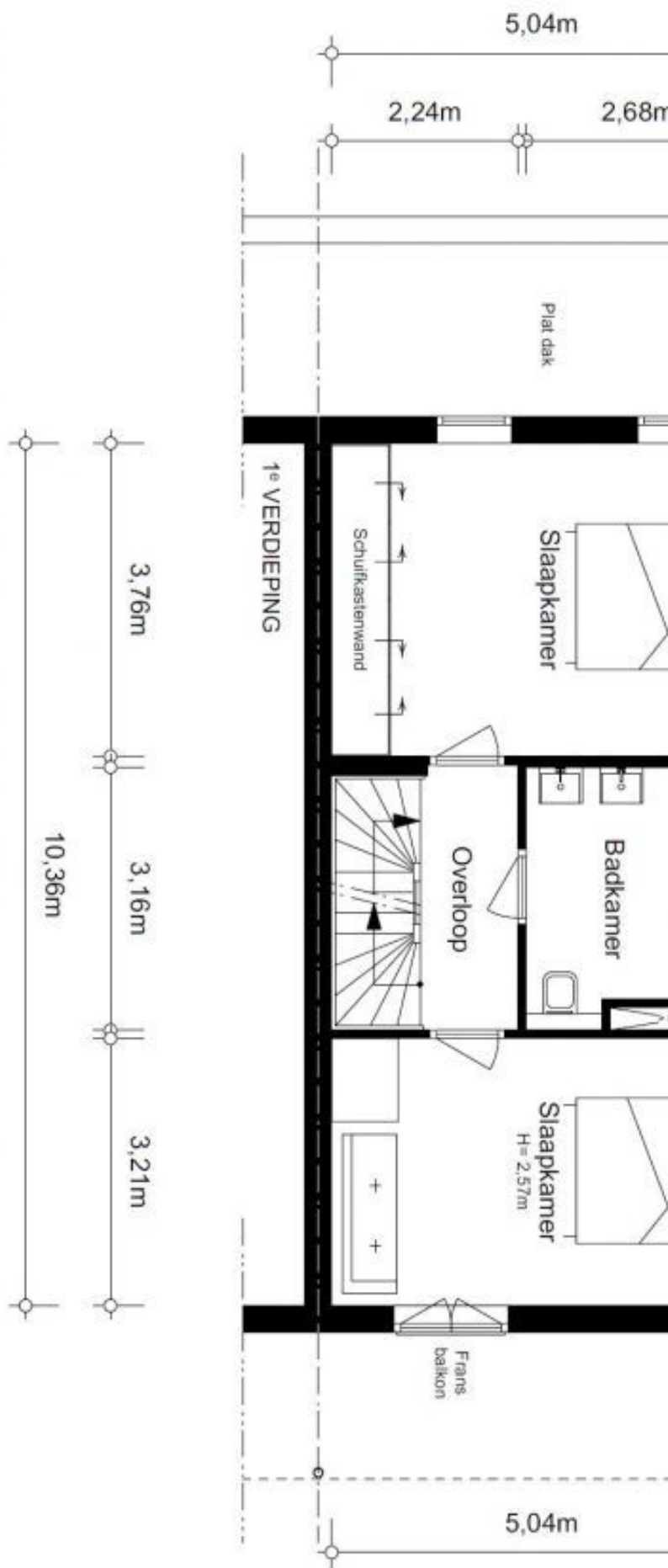




max. ca. 17,33m













## Omschrijving Kees Schererhof 11

Available as per 1st July 2024. No sharing.

Spacious and bright family house, 4 bedrooms, large garden, private parking

Spacious family house of 176 m<sup>2</sup> (living area) with 4 bedrooms, 2 bathrooms, large surrounding garden and parking on site (2x).

Due to the width of the house of 8 meters, large windows and corner location, there is a lot of light and space. The location is quiet, there is a large garden and the house has a fireplace in the living room. Altogether the house can be described as comfortable and safe.

Access to the back garden and front garden through sliding doors and window/tilt doors. A large garden with a variety of plants and trees and features flowering plants from spring to autumn. The front garden faces south and offers a pleasant extension of the kitchen, where you can enjoy the sun all day until sunset.

The house is located in a courtyard near open water and roads. An ideal house for families with young children or people who want more space and quietness in Amsterdam.

The house is well maintained. Aluminum window / tilt windows. Mechanical air circulation. Underfloor heating throughout the house. Fireplace.

### Entry

Entry into the central hall with wardrobe, stairs and toilet. Storage room. Walk through to the living area with luxury kitchen at the front and spacious sitting room over the full width of the house. Hardwood parquet floor. The living room has a fireplace and sliding doors to the terrace and garden. At the side of the house there is a storage room for bicycles and tools.

### First floor

On the first floor two spacious bedrooms, bathroom with bath, walk-in shower, double sinks and toilet. Clothing closets.





## Omschrijving Kees Schererhof 11

### Second floor

Also two bedrooms and a bathroom with shower, sink and toilet. There is also a large cupboard with space for a washing machine and dryer. Clothing closets in the bedrooms.

### Kitchen

Neat and functional kitchen with ample storage space. The kitchen contains 2 built-in freezers.

### Garden

Beautiful and spacious garden with automatic irrigation system.

### Living room

Spacious living room with windows on 3 sides, bright. Fireplace in the living room. Separate storage room under the stairs.

### Bathroom

2 bathrooms, 1 bathroom with toilet, shower and bath on the 1st floor. 1 shower room with shower on the 2nd floor

### Bedrooms

4 bedrooms, 1 of which can be used as a study / home office.

### Storage room

There is a spacious storage room with fitted wardrobes for storage of all kinds of items and tools, bicycle storage etc.

### Accessibility

The accessibility of the house is good to excellent. Within walking distance there is a Kindergarden and there are various primary schools (including Laterna Magica, Het Podium, Archipel, Willibrord). The highway (ring) can be easily reached via the Benno Premsele Bridge. Public transport (both bus and tram) within walking distance.

### Recreation

For cyclists, joggers and walkers there is the Diemerpark, the Diemervijfhoek (grove) and the Diemerzeedijk that goes towards Muiden. Tennis court, soccer fields and hockey fields are a few minutes by bike.





## Omschrijving Kees Schererhof 11

### Retail

A shopping center with Albert Hein, bakery, butcher, fresh fish store, drugstore, flower shop. In addition, the other usual facilities such as dry cleaning, bicycle specialist shop. A larger shopping center at Maxis is approximately 5 minutes by car. Groceries are also delivered to your home.

### Horeca

Various dining options in the harbor, in addition, various restaurants including e.g. Bloem, NAP, LaBruschetta, KOH, Vrijburcht. Wide range of home delivery. Due to the good accessibility, Amsterdam city centre can be reached in 10 – 15 minutes via tram, Uber or own transport.

### Upholstered

The house is offered unfurnished, but including:

- Lighting throughout as shown on pictures (hang lamps and spots)
- Oak parquet on the 1st and 2nd floor
- Hardwood parquet floor ground floor
- Garden set / lounge set
- Luxaflex Silhouette blinds ground floor
- Roller blinds on the 1st and 2nd floor

For the remainder, the house is unfurnished.

### Parking

Parking is possible on site with 2 cars. Narking permit required.

### Charging station

Charging station connection available for electric cars.

### Map

For map, see attached photos.

Available up to 2 years.

### Energy

A+ with 14 solar panels.





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