

VAN BOETZELAERSTRAAT 30-H 1051 CW AMSTERDAM



vanboetzelaerstraat30h.nl | login: lengershousing



COZY GROUNDFLOOR APARTMENT WITH GARDEN

Are you looking for a lovely one-bedroom apartment on the ground floor, complete with a private garden, located in an authentic building in Amsterdam near Westerpark? Then come and take a look at Van Boetzelaerstraat 30-H!

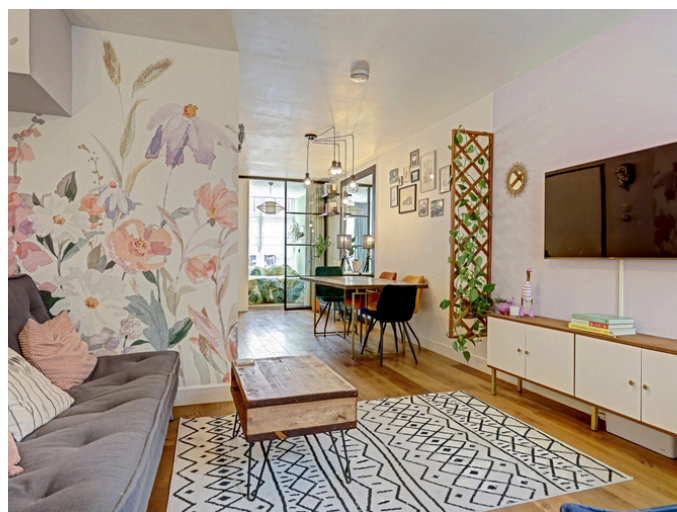
This apartment of approximately 45 m² features a well-maintained garden of 34 m² and is situated in the lively Staatsliedenbuurt neighbourhood of which the municipal ground lease (erfpacht) has been bought off until July 2059 and already converted from continuous to perpetual in the year 2021.



LAYOUT

livingroom

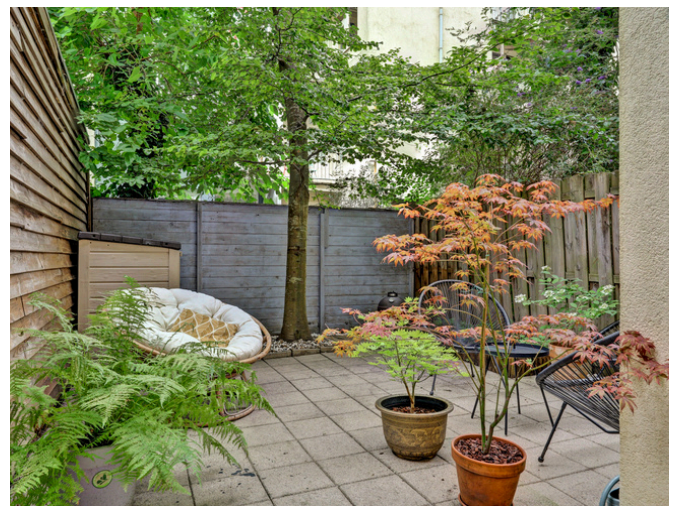
The apartment has its own private entrance, leading into a small hallway that provides access to the living room. The first part of the living and dining area provides ample space for a cosy dining table. The combination of the dark wooden floor, clean finishes and natural colour palette creates a stylish atmosphere. The cosy living room is located at the rear of the apartment, next to the charming open-plan kitchen.



LAYOUT

Kitchen

The kitchen is fully equipped with all the necessary appliances, including a SMEG refrigerator, and offers plenty of cupboard space. Thanks to the many windows, the kitchen enjoys an abundance of natural light, just like the rest of the apartment. All windows are fitted with double glazing, providing excellent insulation and helping to keep heating costs pleasantly low.



LAYOUT

Bedroom and Bathroom

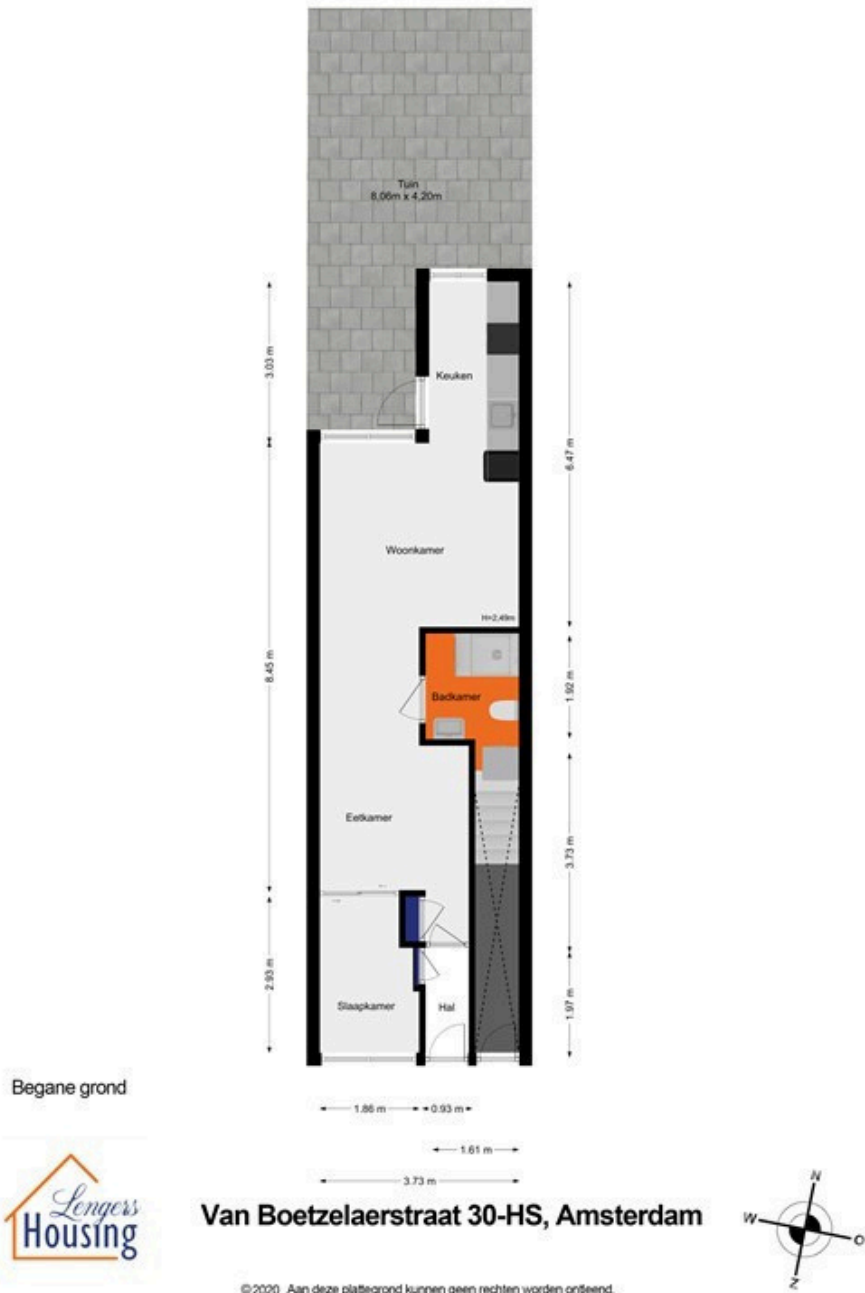
The bedroom has been separated from the living area by beautiful steel-framed glass doors. The previous owner relocated the bedroom to the front of the apartment, creating a more efficient and optimal use of the available floor space.

The bathroom, which was renovated in 2025, features a walk-in shower, washbasin, toilet, and sufficient space for a washing machine.





MAP
FIRST FLOOR



PARTICULARITIES AND LOCATION

- Possibility to expand, still needs permission from Municipal and Association of Owners.
- The foundation was renewed in 2010 during renovations and division.
- New central heating boiler from 2025
- Shower has been upgraded in 2025.
- The service costs are € 138,28 per month.
- Association of owners consists of Van Boetzelaerstraat 24 – 40, Multiyear maintenance plan (MJOP) available, yearly meetings and a reserve fund of € 6.648,69.
- Spacious tiled garden of 34m2.
- Energy label D
- Municipal lease paid off until 30-6-2059 and converted to the perpetual system
- Projectnotary Eekhoff c.s.
- delivery available from 15th December 2026

Enviroment

The location is in the Staatsliedenbuurt (Stadsdeel West) and centrally located on the edge of the center. In this very popular neighbourhood there are shops, restaurants and cafes for everyone's choice.

There are public transport options (tram line 5, bus 21) at the end of the street. By car via S-103 on the Ring A 10. This makes the A-5, A-4 & A-2 easy to reach. Parking is public, so paid or with a permit.



INTERESTED?

Interested in the property? Feel free to contact Lengers Housing.

You may always submit an offer. Please note: an offer will only be considered if it is submitted in writing via info@lengershousing.nl, accompanied by a copy of a valid form of identification.

A written offer is binding, unless you indicate otherwise yourself. It remains valid until the seller or real estate agent responds with an acceptance, rejection, or counter-offer. There is a deal after signing the Contract of Sale.

For more information, visit website www.vanboetzelaerstraat30h.nl and use the password [lengershousing](#) to access the documents.



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