

Amsterdam

Utrechtsestraat 125

Price € 1.150.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



BUY. SELL. RENT. HELPING YOU MAKE ALL THE RIGHT MOVES.

About

UTRECHTSEDWARSSTRAAT 125

*** English text below ***

Een heel huis, midden in Amsterdam.

Niet iedere dag krijg je de kans om een compleet Amsterdams woonhuis te vinden op zo'n bijzondere plek. Verscholen in de rustige Utrechtsedwardsstraat, tussen de Utrechtsestraat en de Amstel, ligt dit karaktervolle huis met circa 131 m² woonoppervlakte, drie volwaardige slaapkamers, twee badkamers (beide met ligbad), een souterrain en een klein terras.

Het is een huis met veel fijne plekken: om samen te eten en lang na te praten, om met een boek te zitten, te werken of je terug te trekken. Een huis met de charme van een Amsterdams pand, dat in de afgelopen jaren met veel liefde is gerenoveerd, voorzien van een nieuwe fundering en verduurzaamd.

Indeling

Begane grond: via de eigen voordeur kom je direct in de keuken, met de keukentafel als middelpunt. Hier wordt gekookt, gegeten en na het eten nog lang nagepraat. Vanuit de keuken stap je naar buiten op een klein terras. Op deze verdieping bevindt zich ook een praktische washoek met opbergruimte en een wc.

Souterrain: onder de keuken ligt het souterrain, met veel daglicht dankzij de vide aan de voorzijde. Een fijne, flexibele extra ruimte die bijvoorbeeld kan worden gebruikt als werk-, logeer-, speel- of relaxplek. Onder de trap is praktische bergruimte.

Eerste verdieping: hier bevinden zich een ruime slaapkamer met en-suite badkamer, en een tweede badkamer. Beide badkamers hebben een ligbad.

Tweede verdieping: de woonkamer beslaat de hele verdieping, met ramen aan de voor- en achterzijde. Het licht valt van twee kanten binnen en aan de achterzijde kijk je uit over de groene tuinen achter de huizen aan de Prinsengracht. Vanuit het raam is het heerlijk om de vogels te zien die door het groen

vliegen. Een rustige plek om te lezen, bij te praten of de dag te laten zakken.

Derde verdieping: hier bevinden zich twee slaapkamers, beide geschikt voor een tweepersoonsbed. Eén van de slaapkamers heeft een prachtige dubbele plafondhoogte en twee mooie dakramen, waardoor er heerlijk veel daglicht binnenvalt.

Zolder: een fijne extra ruimte die uitstekend als berging kan dienen, maar ook mogelijkheden biedt voor ander gebruik. Momenteel staat hier bijvoorbeeld een tweepersoonsbed, waardoor de veelzijdigheid van deze ruimte goed tot zijn recht komt.

Onderhoud en verduurzaming

Naast de volledig vernieuwde fundering zijn de woning, keuken en badkamers in de afgelopen jaren zorgvuldig gerenoveerd. De voorgevel is gerenoveerd, opnieuw gevoegd en geïmpregneerd. In 2025 zijn aan de voorzijde nieuwe houten kozijnen met HR++ glas geplaatst. In 2026 is de achtergevel volledig geïsoleerd en mooi gestuct. De woning beschikt over energielabel B.

De buurt

De Utrechtsedwardsstraat is een rustig en karaktervol straatje, terwijl aan het einde van de straat de levendigheid van de Utrechtsestraat begint. Hier zijn mooie winkels, cafés en restaurants te vinden, evenals de Albert Heijn voor de dagelijkse boodschappen. Ook de Amstel, het Amstelveld, de Magere Brug en Carré liggen op korte loopafstand. Voor koffie of lunch zijn er fijne plekken zoals Dignita achter H'ART, en ook Foam en het Museumplein zijn dichtbij. Een bijzonder huis op een bijzondere plek: rustig en beschut, maar met alles wat Amsterdam zo aantrekkelijk maakt om de hoek.

Bijzonderheden

- compleet woonhuis op eigen grond;
- circa 131 m² woonoppervlakte;
- fundering volledig vernieuwd;
- drie volwaardige slaapkamers, alle drie geschikt voor een tweepersoonsbed;



- circa 131 m² woonoppervlakte;
- fundering volledig vernieuwd;
- drie volwaardige slaapkamers, alle drie geschikt voor een tweepersoonsbed;
- twee badkamers, beide met ligbad, plus een extra wc op de begane grond;
- woonkamer over de gehele tweede verdieping;
- klein terras aan de keuken;
- bergruimte onder de trap in het souterrain en een veelzijdig bruikbare zolder met volop bergruimte;
- voorgevel gerenoveerd, opnieuw gevoegd en geïmpregneerd;
- nieuwe houten kozijnen met HR++ glas aan de voorzijde;
- achtergevel volledig geïsoleerd en opnieuw gestuct;
- gelegen in de geliefde Utrechtsestraatbuurt;
- energielabel B;
- keuze notaris aan koper, mits gevestigd in Amsterdam en volgens het Amsterdamse Ringmodel;
- oplevering in overleg.
- ouderdoms-, asbest- en NEN 2580-clausule van toepassing

*** English text ***

A whole house in the heart of Amsterdam

It is not every day that you have the opportunity to find an entire Amsterdam townhouse in such a special location. Tucked away on the quiet Utrechtsedwardsstraat, between Utrechtsestraat and the Amstel River, this characterful home offers approximately 131 m² of living space, three full-sized bedrooms, two bathrooms (both with bathtubs), a souterrain and a small terrace.

This is a home with many wonderful spaces: for sharing meals and lingering at the table, curling up with a book, working, or simply finding a quiet place to retreat.

A house with all the charm of a traditional Amsterdam property, lovingly renovated, provided with a new foundation and made more energy-efficient over the years.

Layout

Ground floor: the private entrance opens directly into the kitchen, with the dining table at its heart. This is a place for cooking, eating and lingering over conversation long after dinner is finished. From the kitchen, doors open onto a small terrace. This floor also has a practical laundry area with storage space and a separate toilet.

Souterrain: beneath the kitchen is the souterrain, which benefits from plenty of daylight thanks to the open void at the front. A pleasant and flexible additional space that could be used as a home office, guest area, playroom or place to relax. There is also practical storage space beneath the stairs.

First floor: this floor has a spacious bedroom with an en-suite bathroom, as well as a second bathroom. Both bathrooms have a bathtub.

Second floor: the living room occupies the entire floor, with windows at both the front and rear. Light enters from both sides, while the rear overlooks the green gardens behind the houses on Prinsengracht. From the window, you can watch the birds flying through the greenery. A peaceful place to read, catch up with friends and family, or simply unwind at the end of the day.

Third floor: there are two bedrooms on this floor, both large enough to accommodate a double bed. One of the bedrooms has a beautiful double-height ceiling and two lovely skylights, allowing an abundance of natural light to enter.



Attic: a useful additional space that is ideal for storage but also offers possibilities for other uses. There is currently a double bed here, illustrating the versatility of the space.

Maintenance and energy efficiency
In addition to the completely renewed foundation, the house, kitchen and bathrooms have been carefully renovated over the years. The front façade has been renovated, repointed and treated with a water-repellent coating. In 2025, new wooden window frames with HR++ glazing were installed at the front. In 2026, the rear façade was fully insulated and newly rendered. The property has an energy label B.

The neighbourhood
Utrechtsedwardsstraat is a quiet and characterful street, while the lively Utrechtsestraat begins at the end of the road. Here you will find an excellent selection of shops, cafés and restaurants, as well as an Albert Heijn supermarket for everyday groceries. The Amstel River, Amstelveld, the Magere Brug and Carré are all within a short walk. For coffee or lunch, there are lovely places such as Dignita behind H'ART, while Foam and Museumplein are also nearby. A special home in a special location: peaceful and tucked away, yet with everything that makes Amsterdam such an attractive place to live just around the corner.

Particulars

- entire townhouse on freehold land;
- approximately 131 m² of living space;
- foundation completely renewed;
- three full-sized bedrooms, all suitable for a double bed;
- two bathrooms, both with bathtubs, plus a separate toilet on the ground floor;
- living room occupying the entire second floor;
- small terrace adjoining the kitchen;
- storage space beneath the stairs in the souterrain and a versatile attic offering ample additional storage;
- front façade renovated, repointed and treated with a water-repellent coating;
- new wooden window frames with HR++ glazing at the front;
- rear façade fully insulated and newly rendered;
- located in the popular Utrechtsestraat neighbourhood;
- energy label B;
- buyer may choose the civil-law notary, provided the notary is based in Amsterdam and works in accordance with the Amsterdam Ring Model;
- transfer date by mutual agreement.
- age, asbestos and NEN 2580 clauses apply



Features

UTRECHTSEDWARSSTRAAT 125
1017 WE AMSTERDAM

Construction

Type house	TUSSEN
Year of construction	1905
Maintenance inside	excellent
Maintenance outside	excellent
Energy rating	B

Areas and capacity

Living area	Approx 131.m ²
Capacity	Approx 478.74m ³
Outdoor space	Approx 3.74m ²
Plot size	Approx 39m ²

Layout

Number of rooms	6
Bedrooms	3
Floors	5

Location

Amsterdam Centrum

Other features

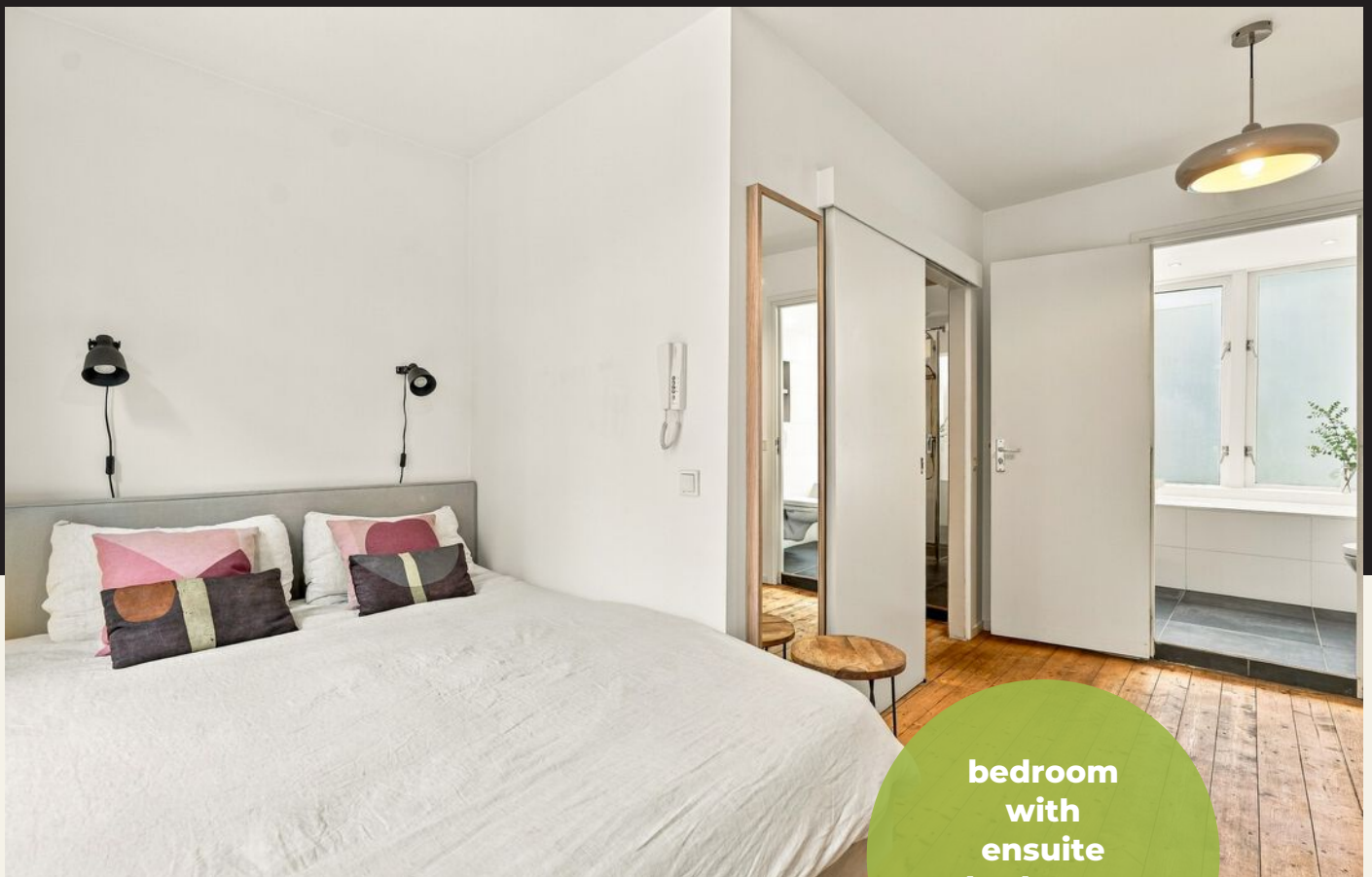
Freehold property - no ground lease -
Entire Amsterdam townhouse
Three full-sized bedrooms
Two bathrooms, both with bathtubs



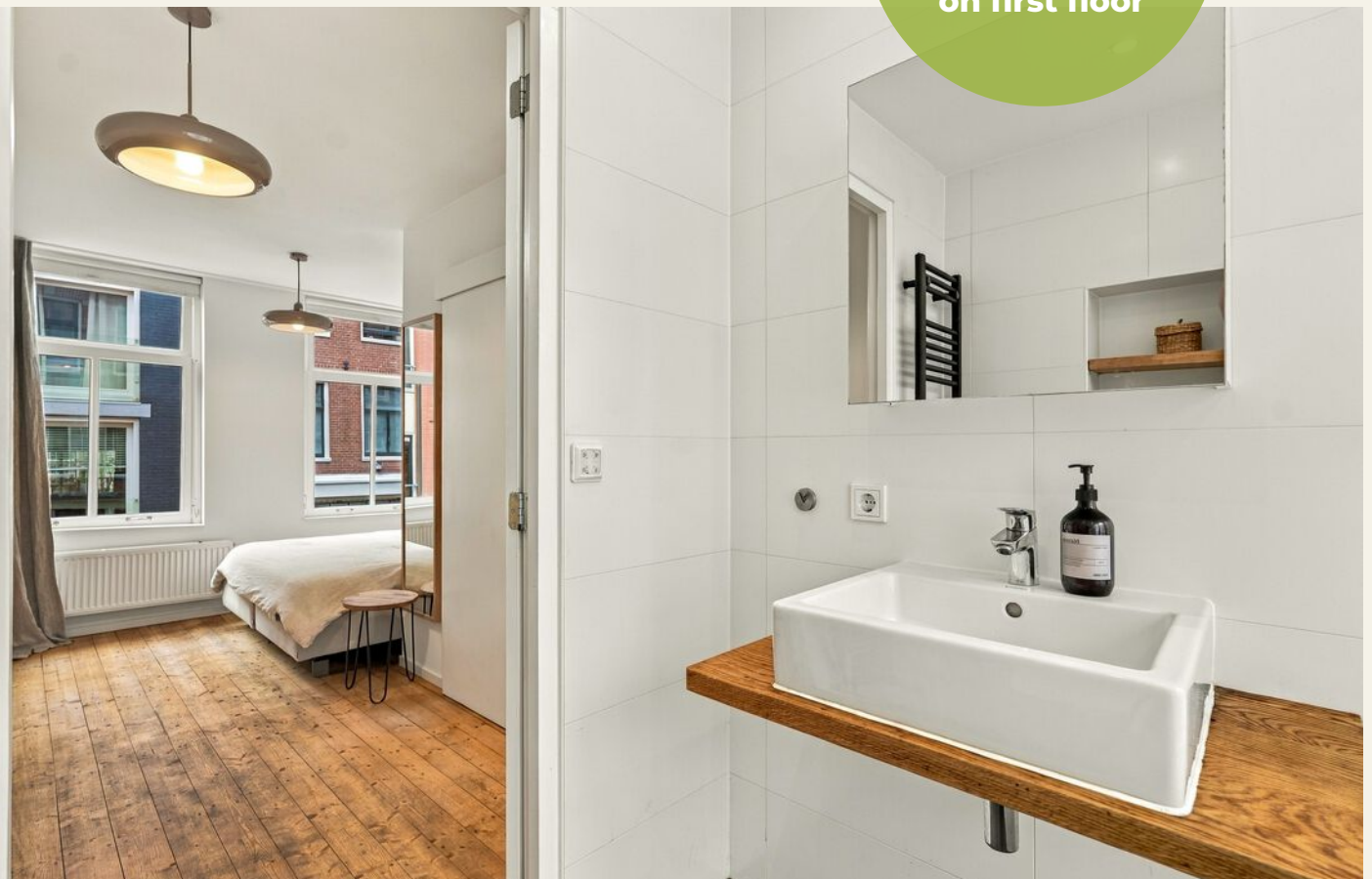


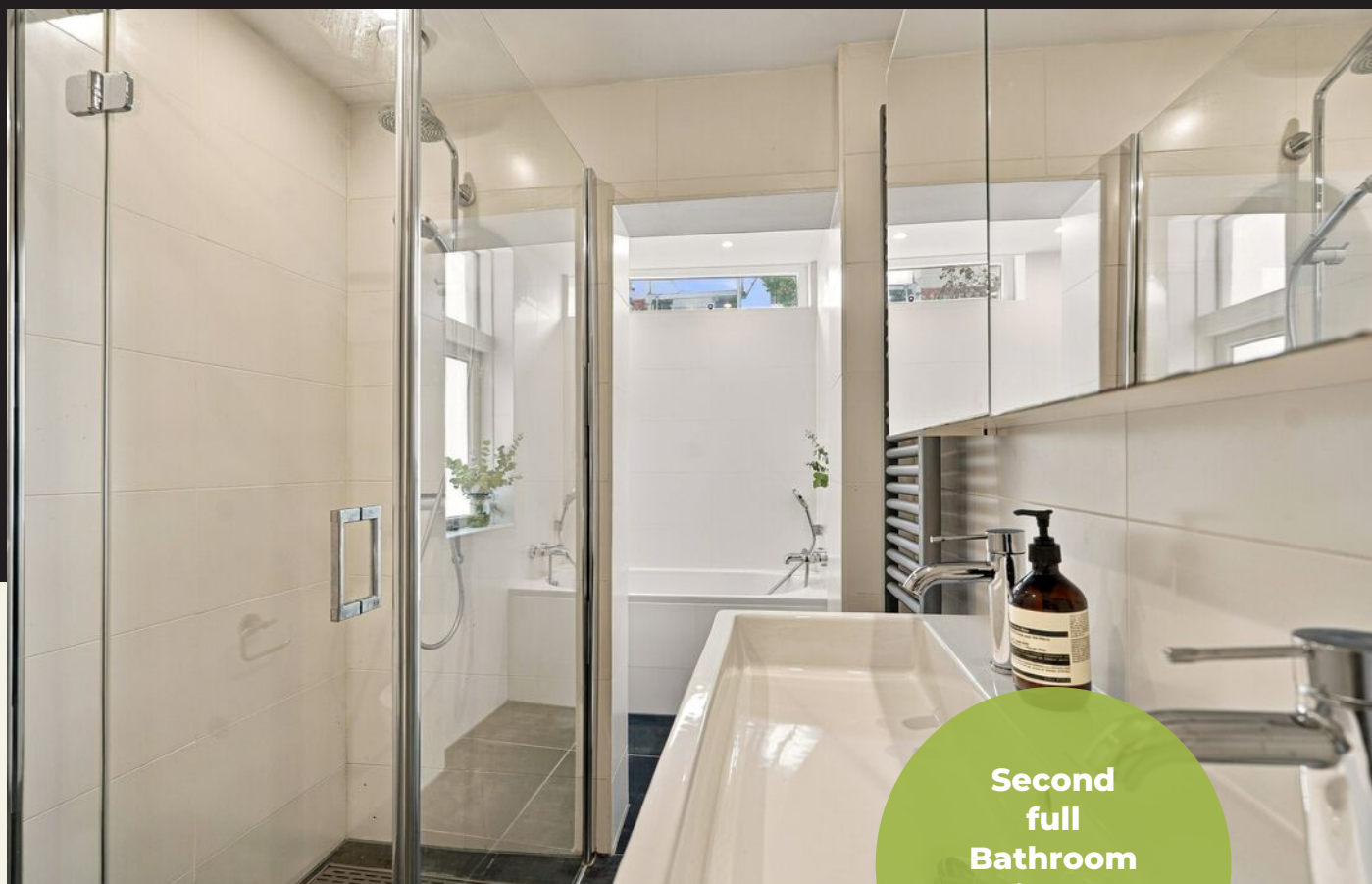
**Kitchen
and
living area
on ground floor**





**bedroom
with
ensuite
bathroom
on first floor**





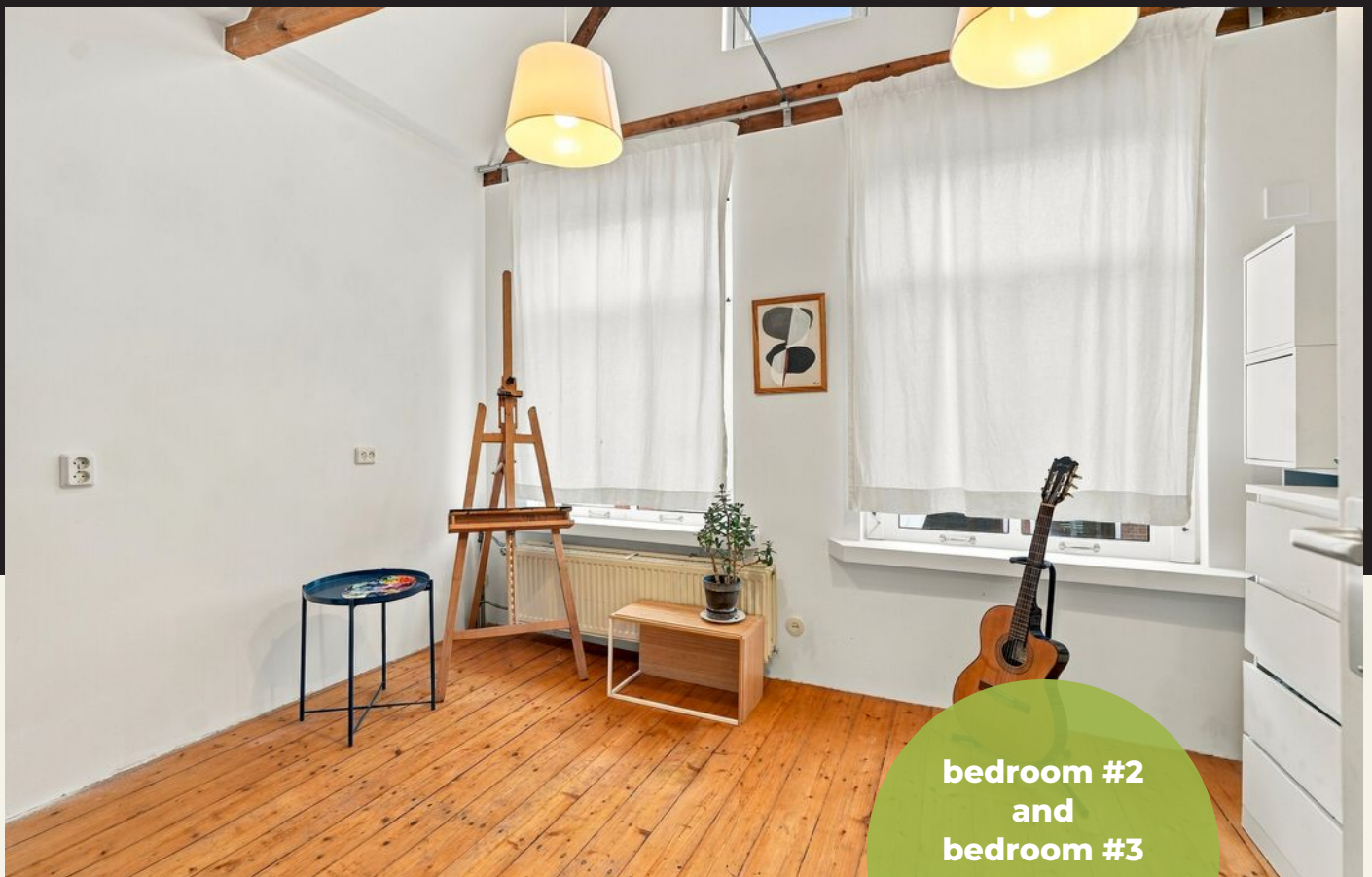
**Second
full
Bathroom
on first floor**





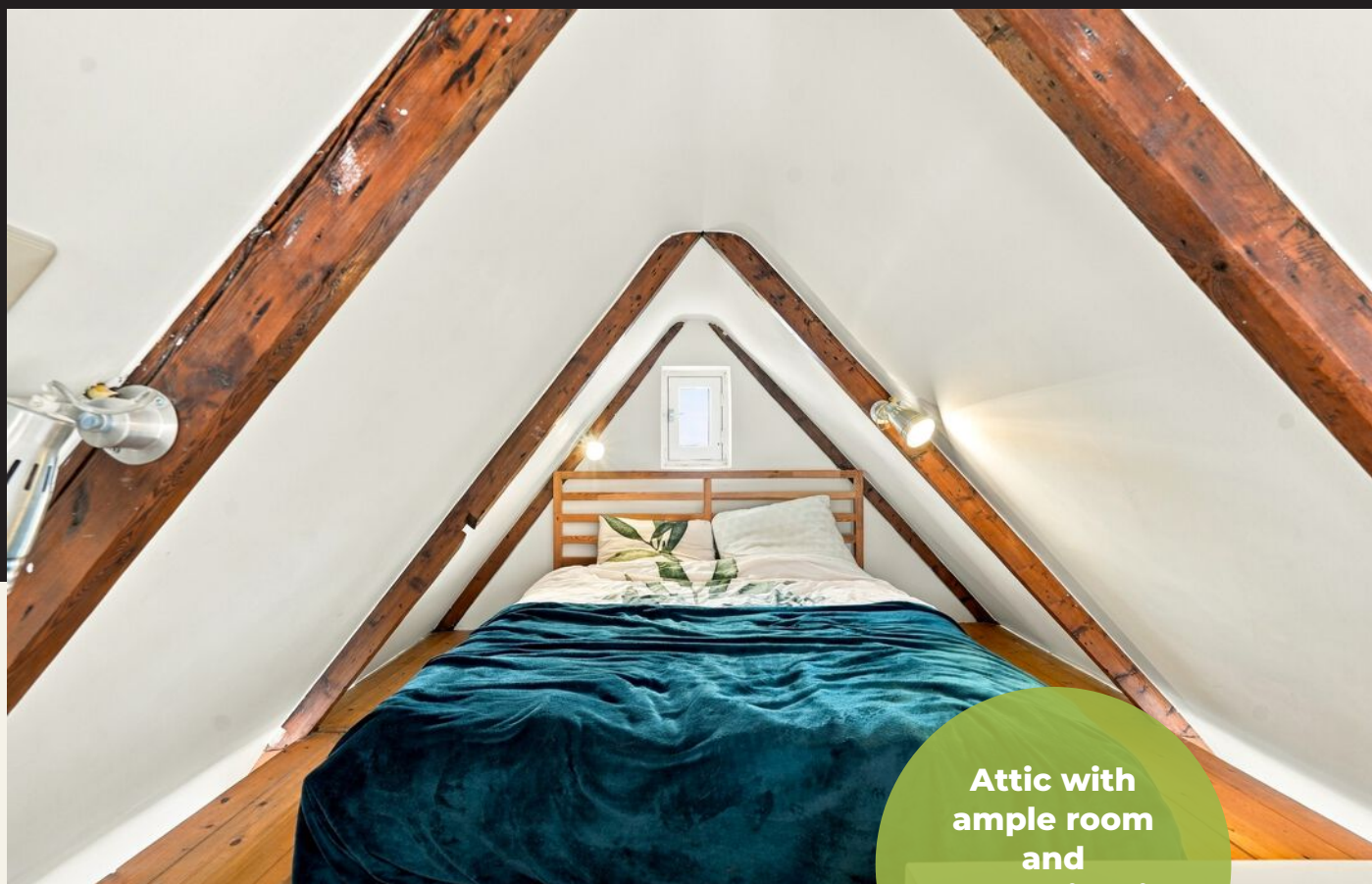
Living room
on
second floor





**bedroom #2
and
bedroom #3
on
third floor**





Attic with
ample room
and
Souterrain with
floor heating





**terrace
on Kitchen level**

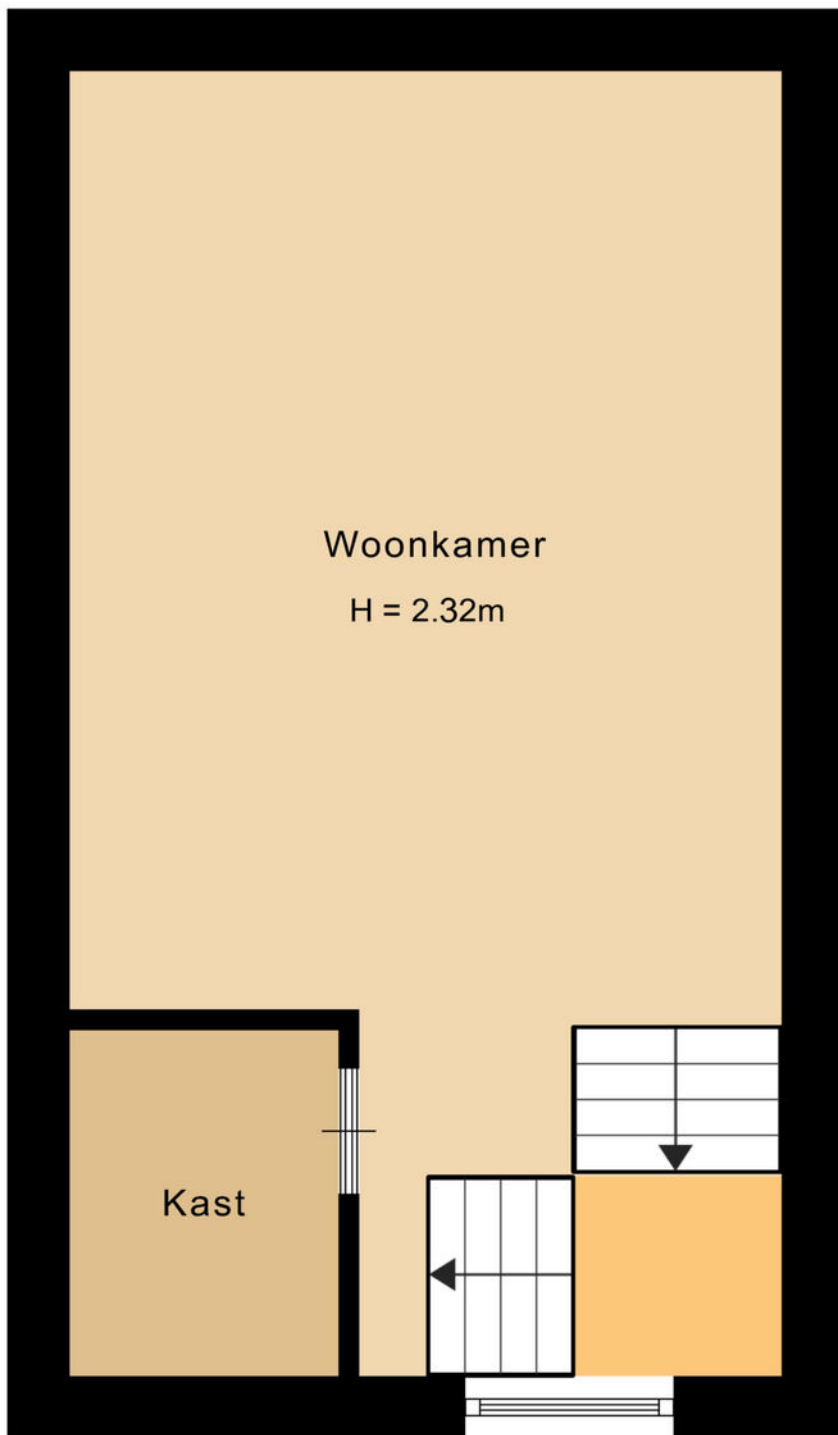
**Great location
near Amstel
river**



Floorplan

Souterrain

3.42 m

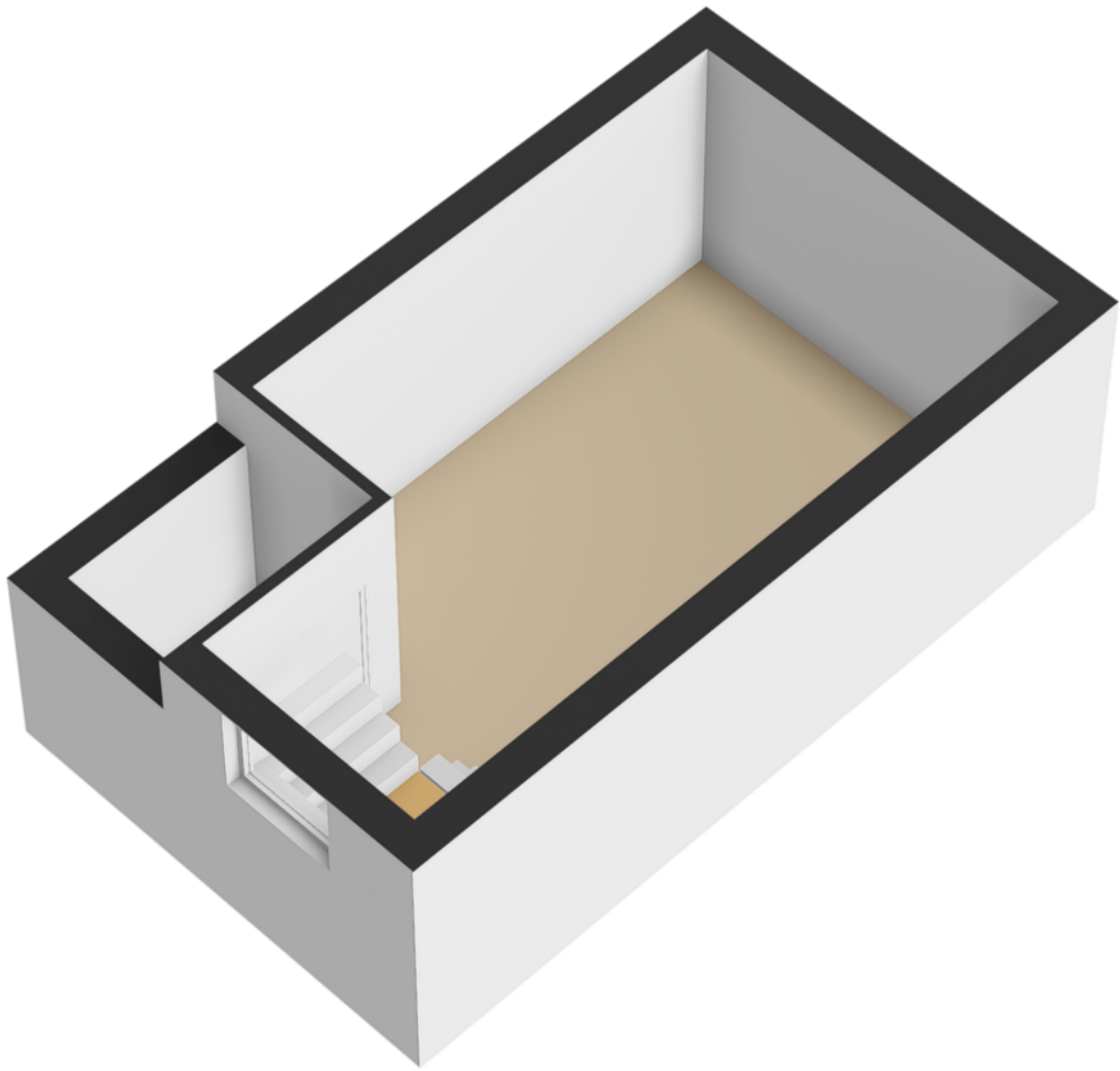


6.27 m



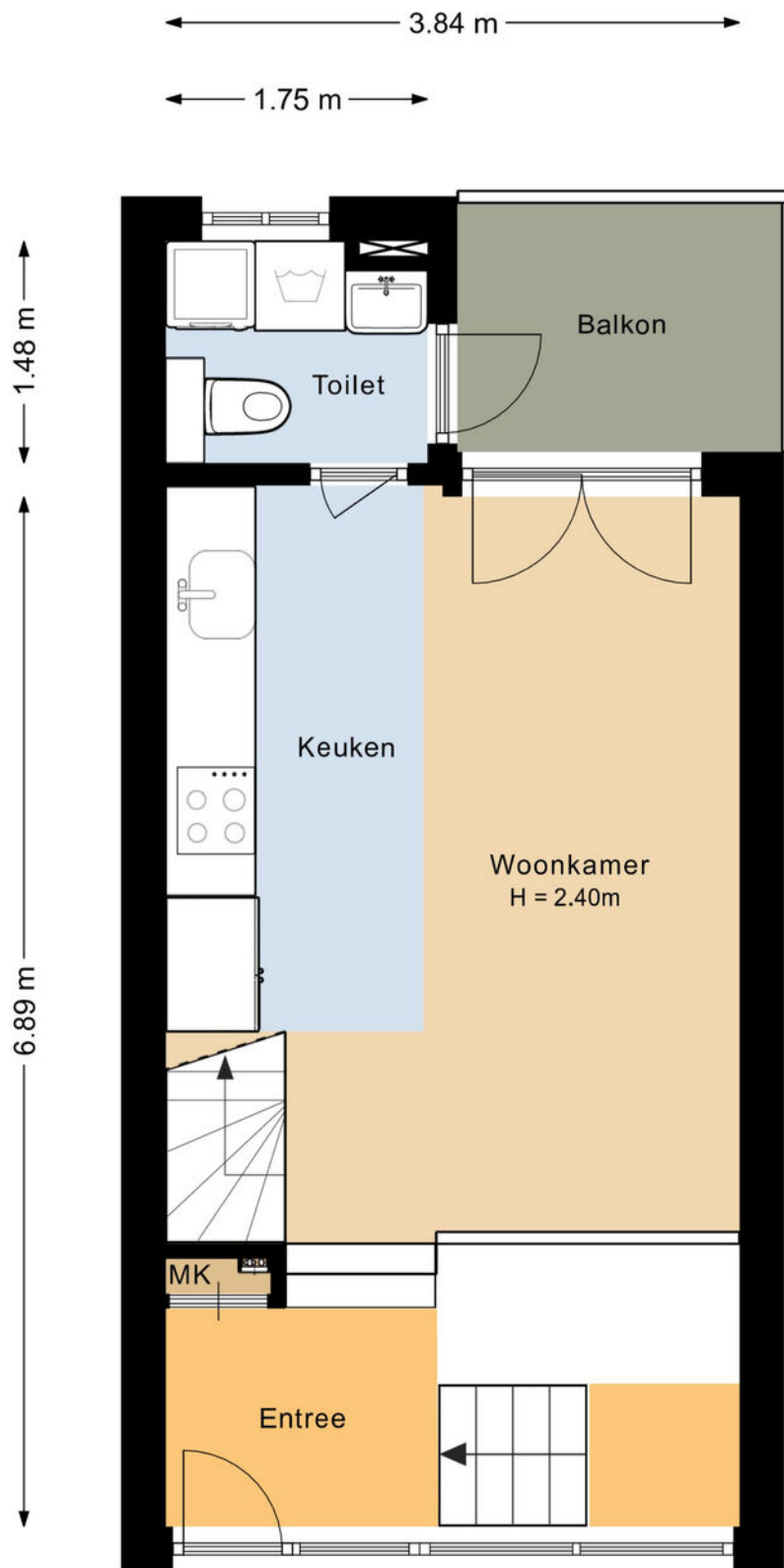
Floorplan

Souterrain 3D



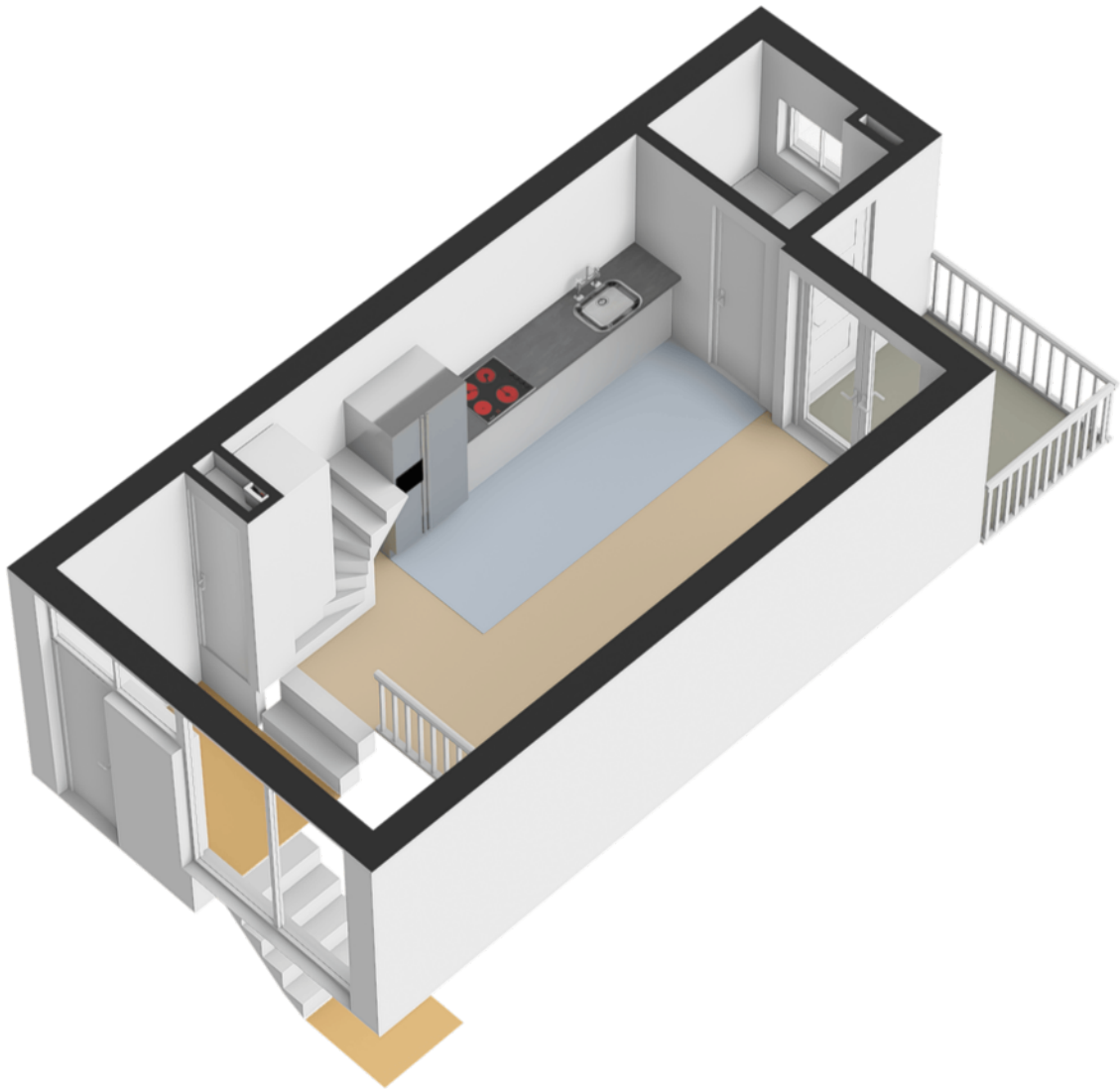
Floorplan

Ground Floor



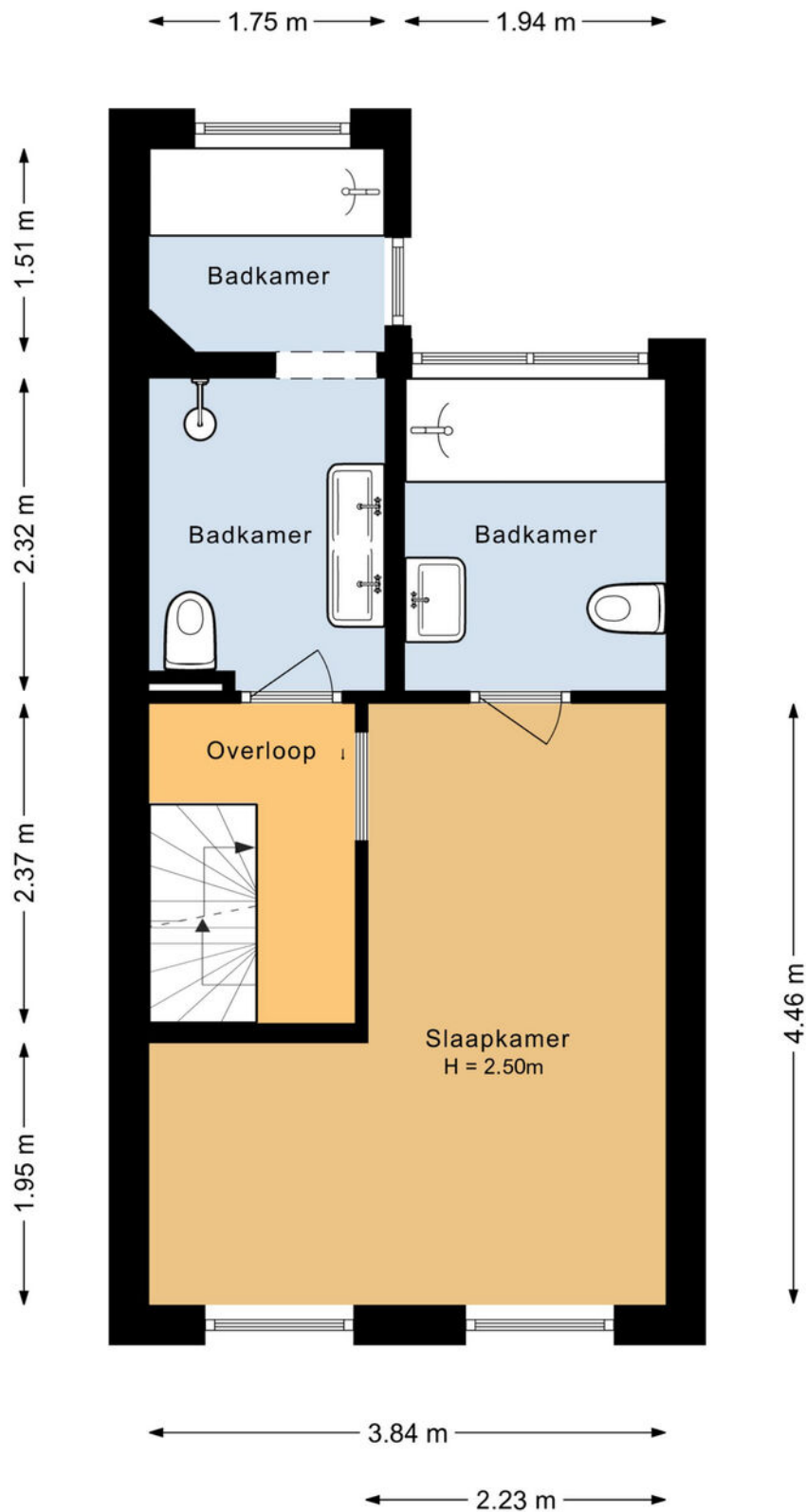
Floorplan

Ground Floor 3D



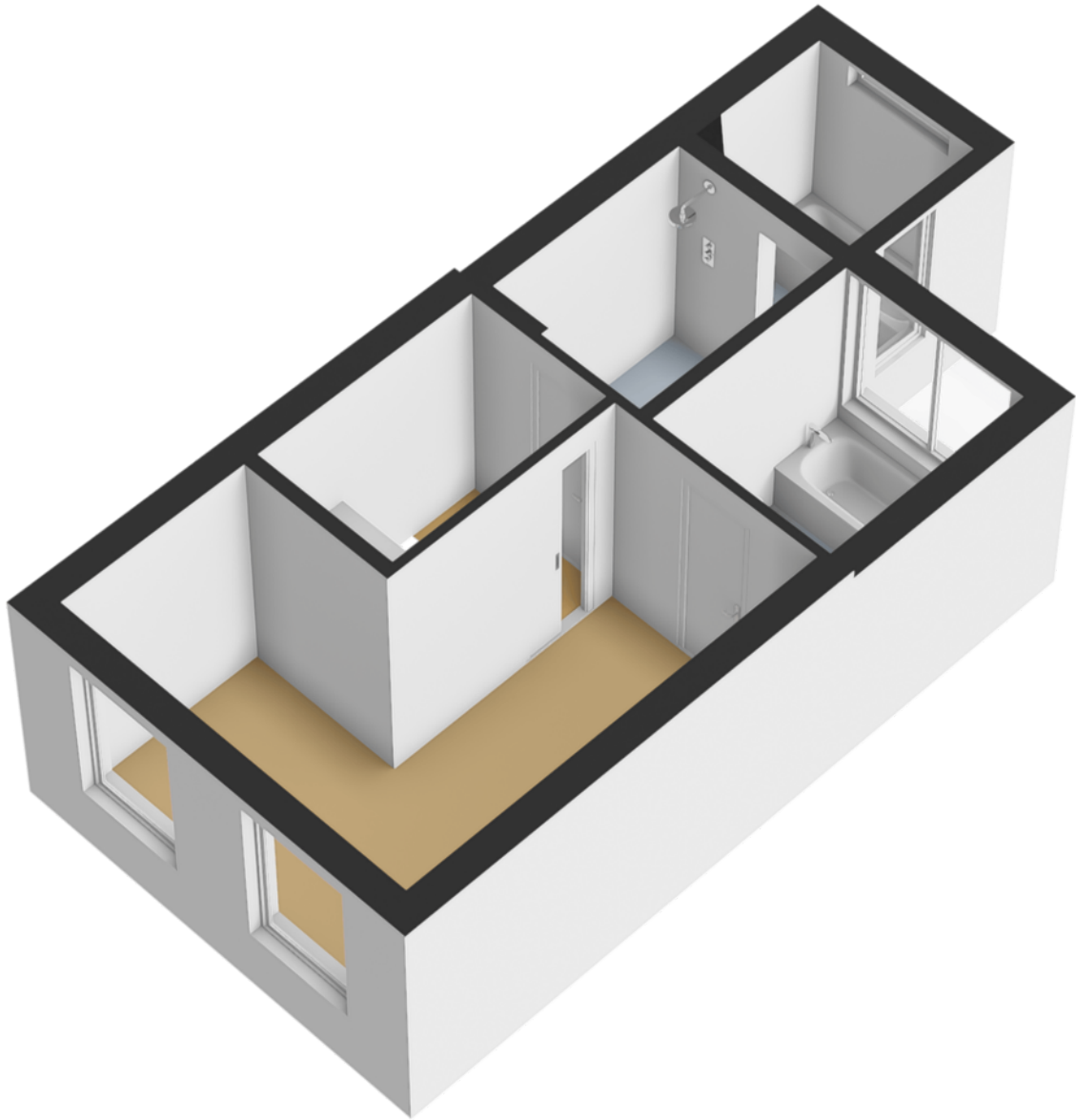
Floorplan

First Floor



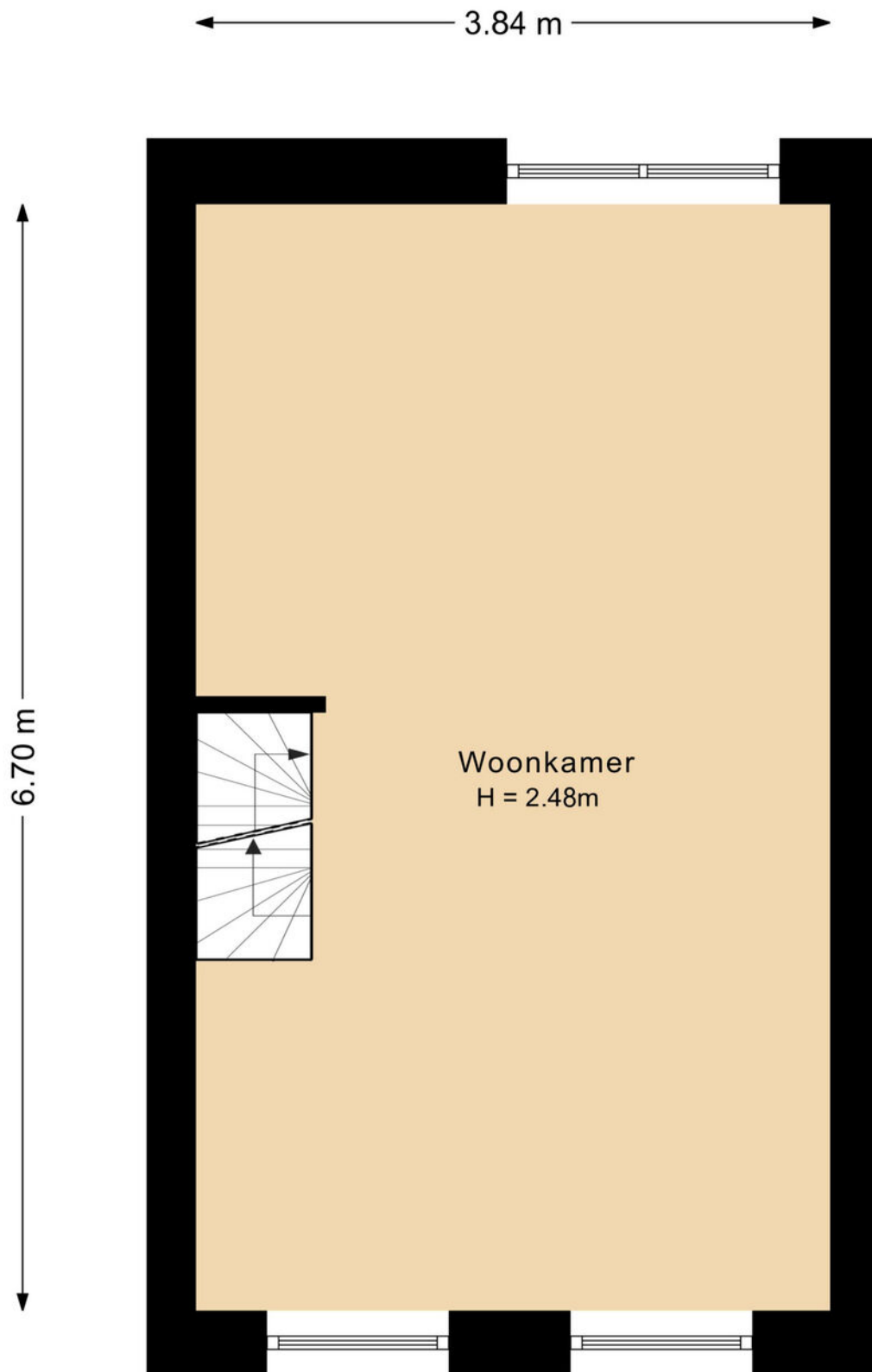
Floorplan

First Floor 3D



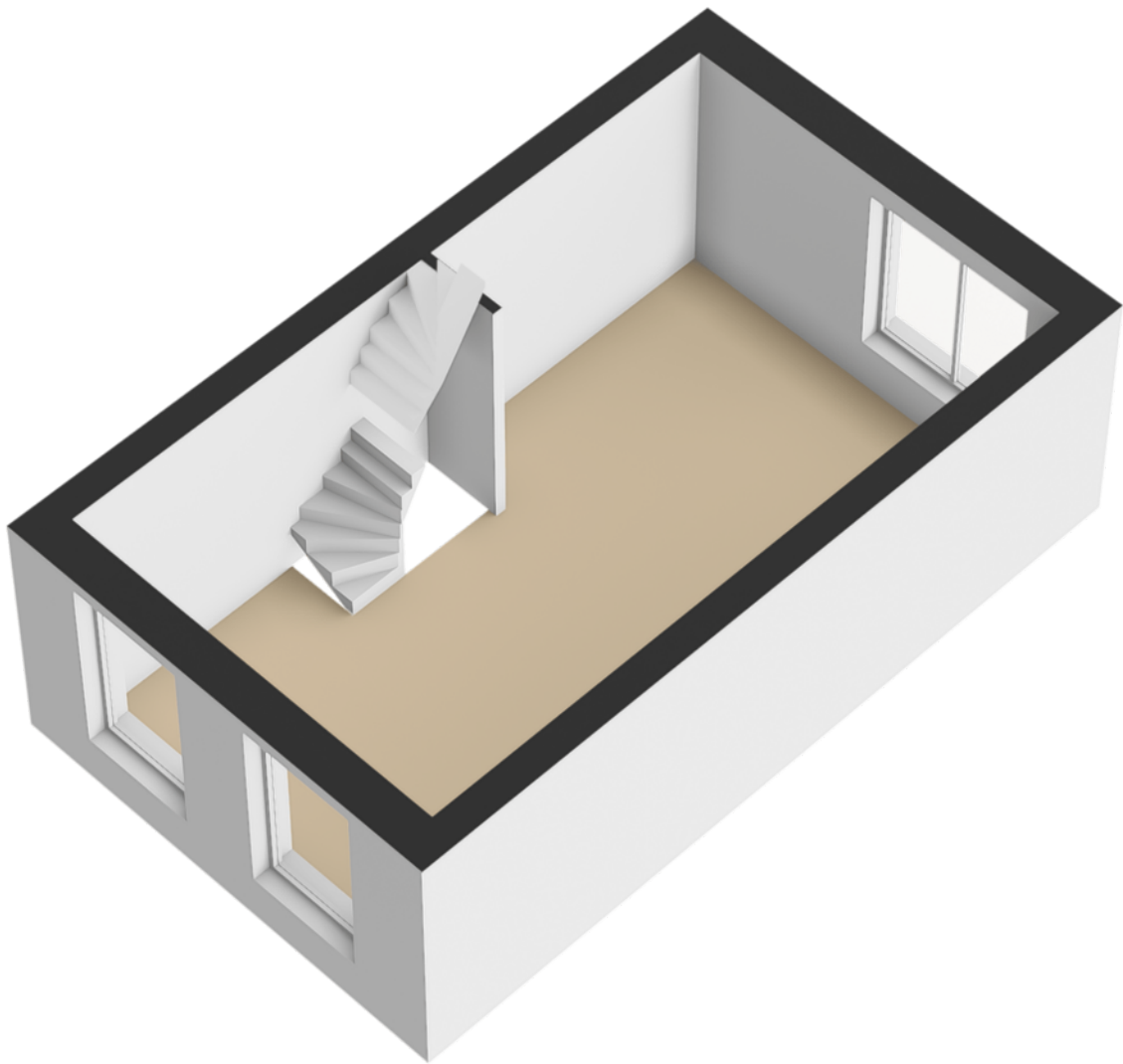
Floorplan

Second Floor



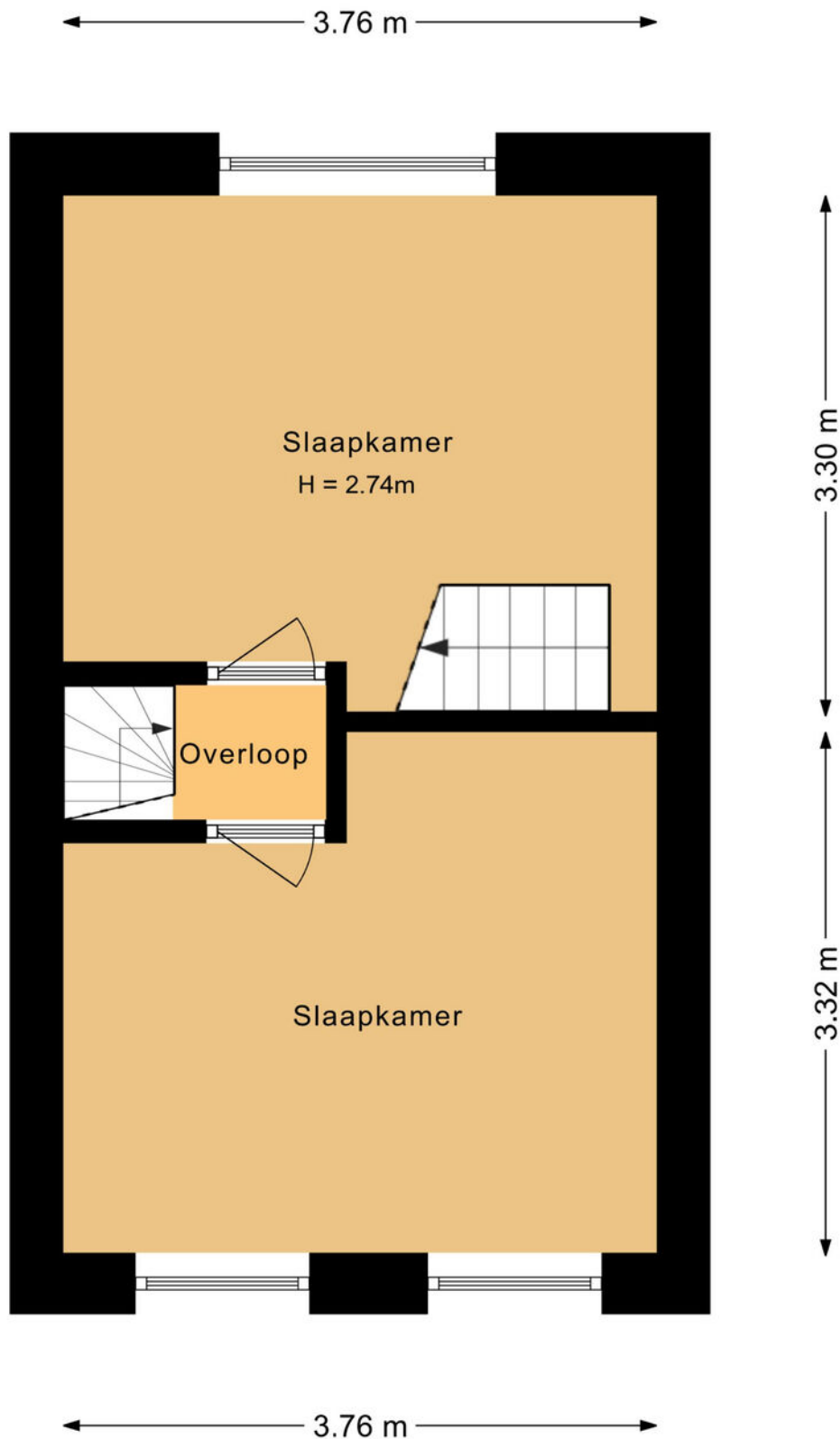
Floorplan

Second Floor 3D



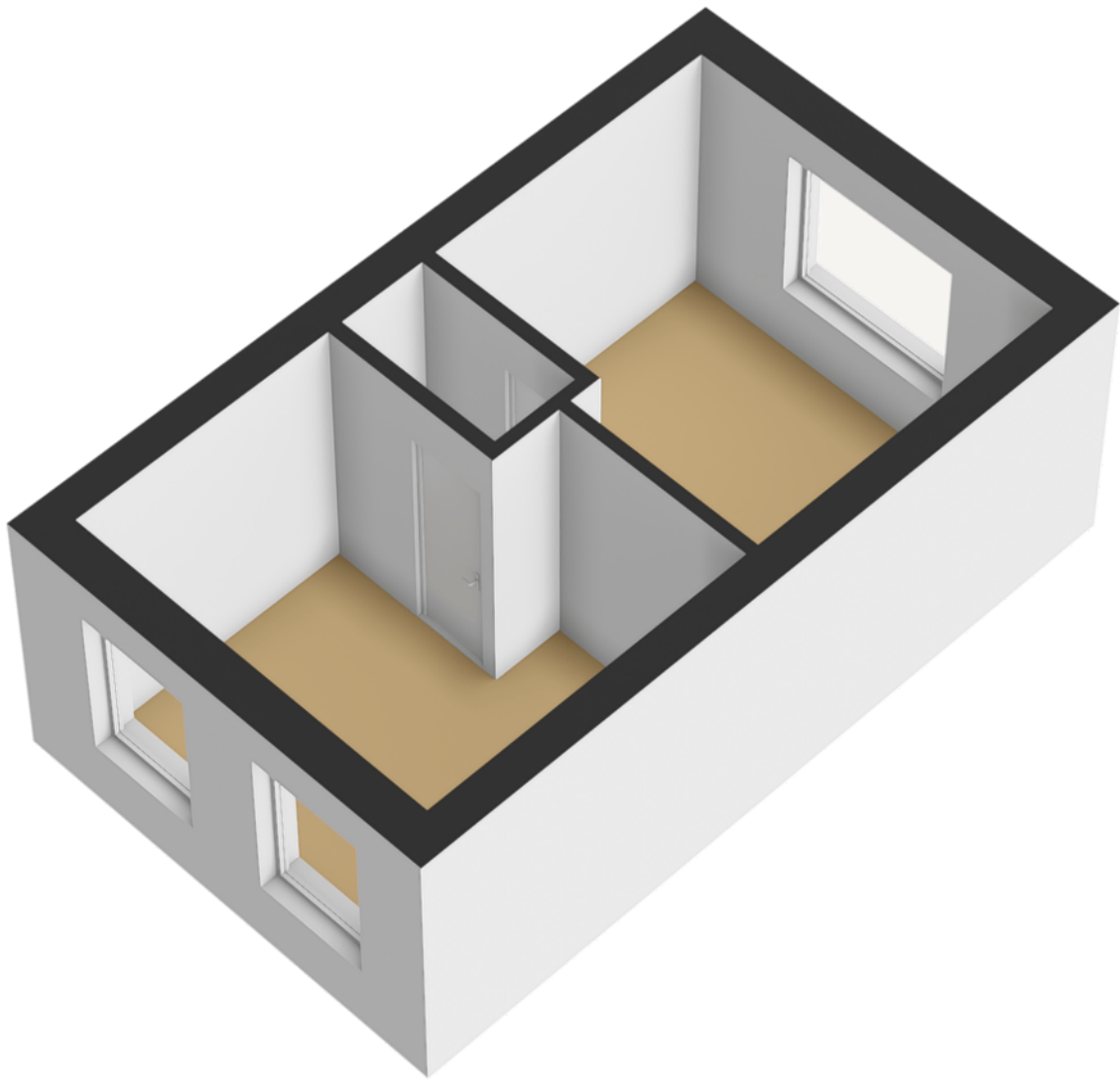
Floorplan

Third Floor



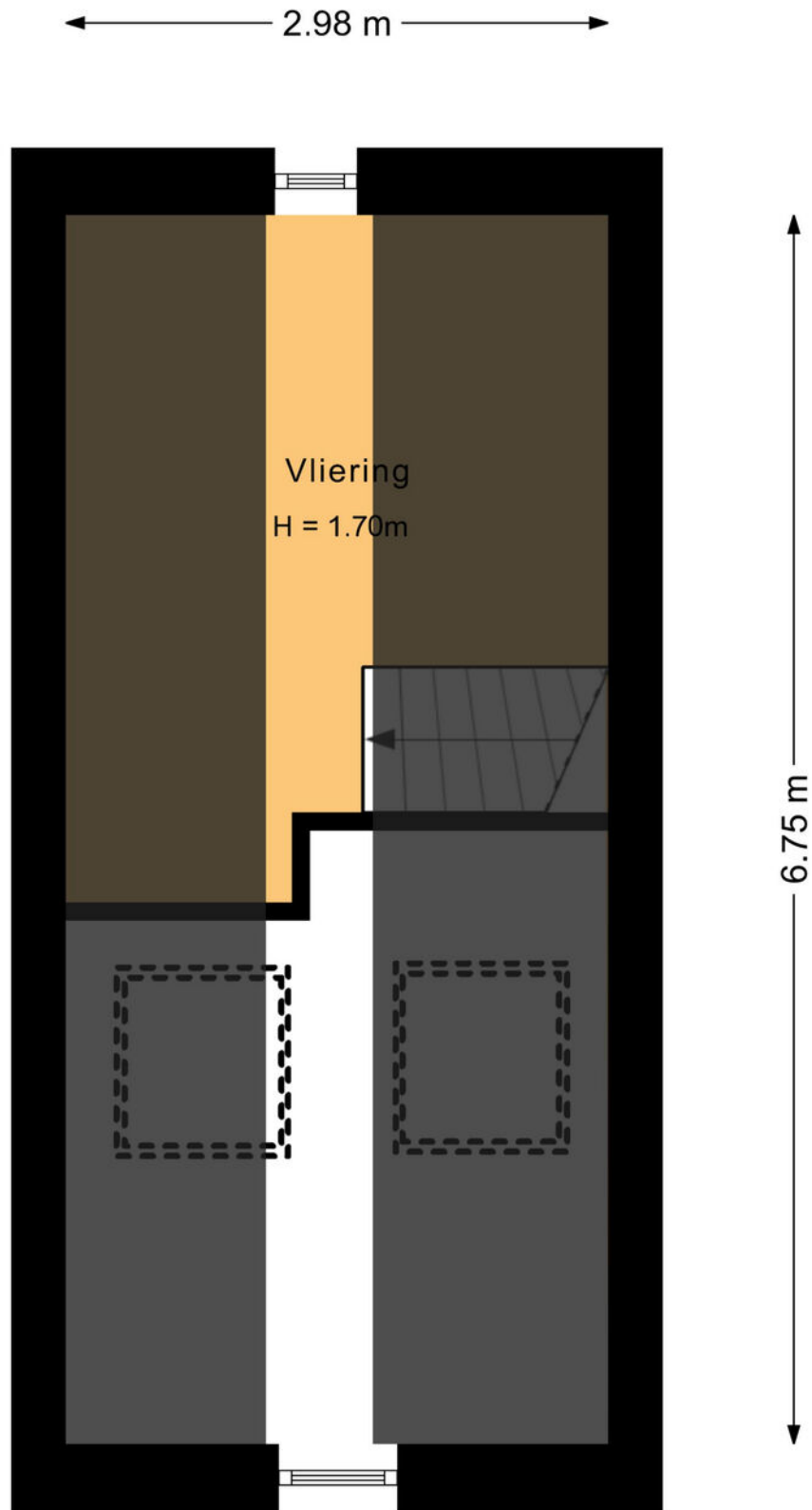
Floorplan

Third Floor 3D



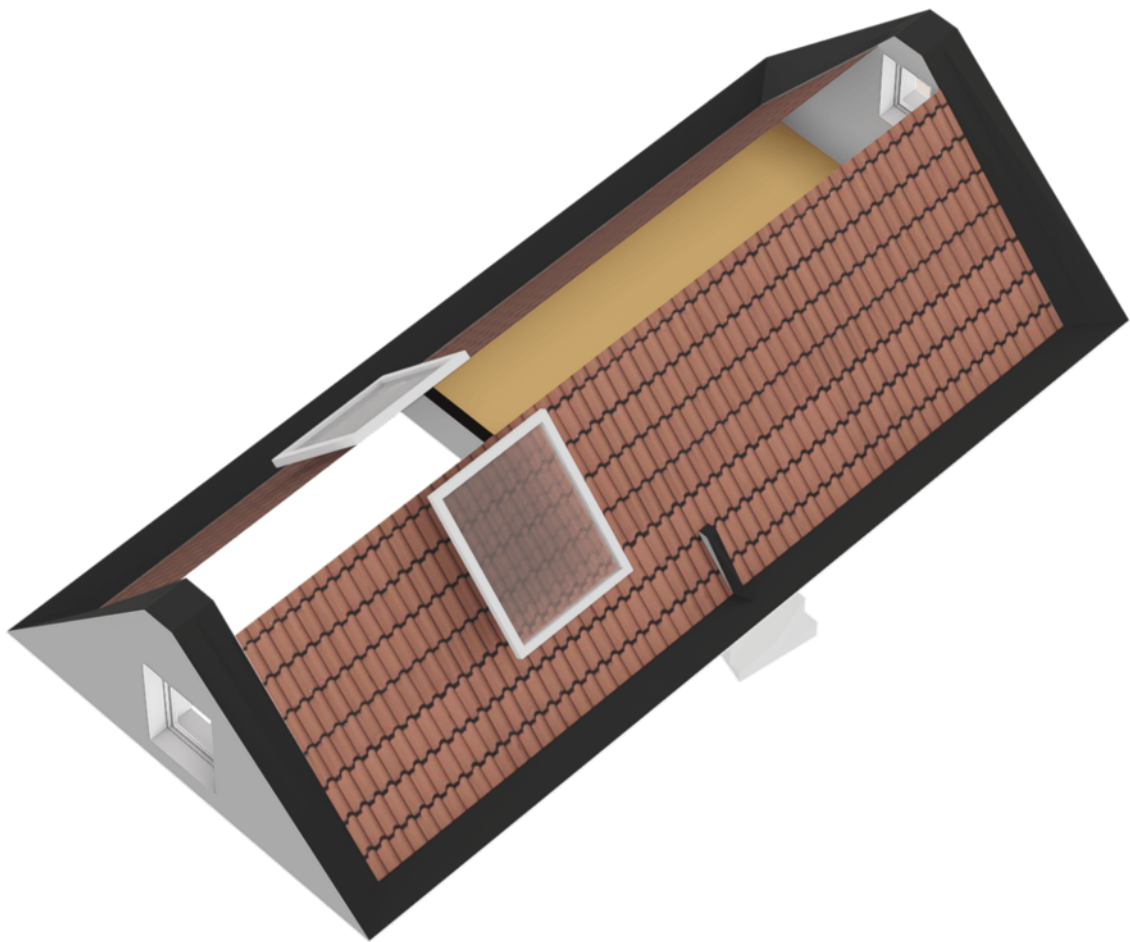
Floorplan

Attic

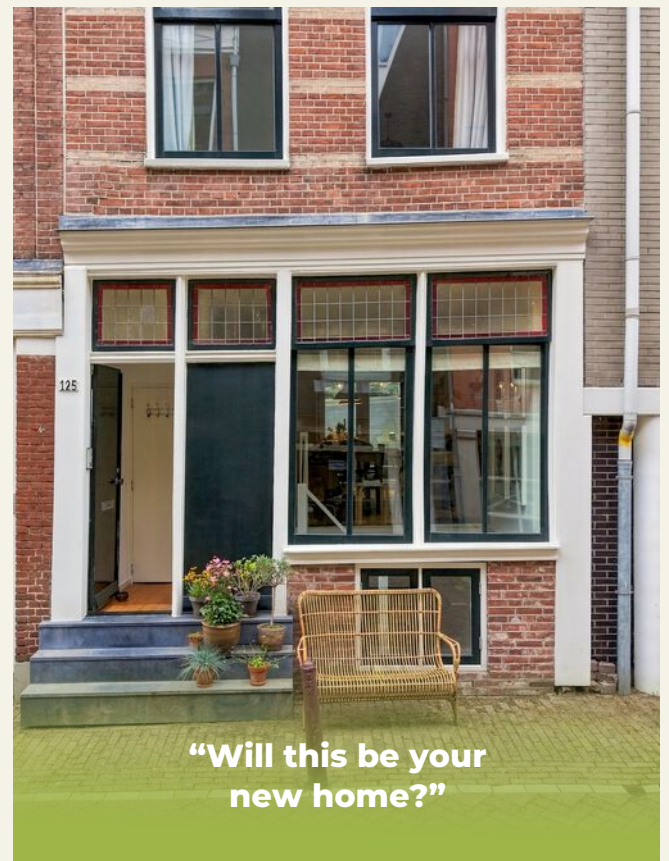
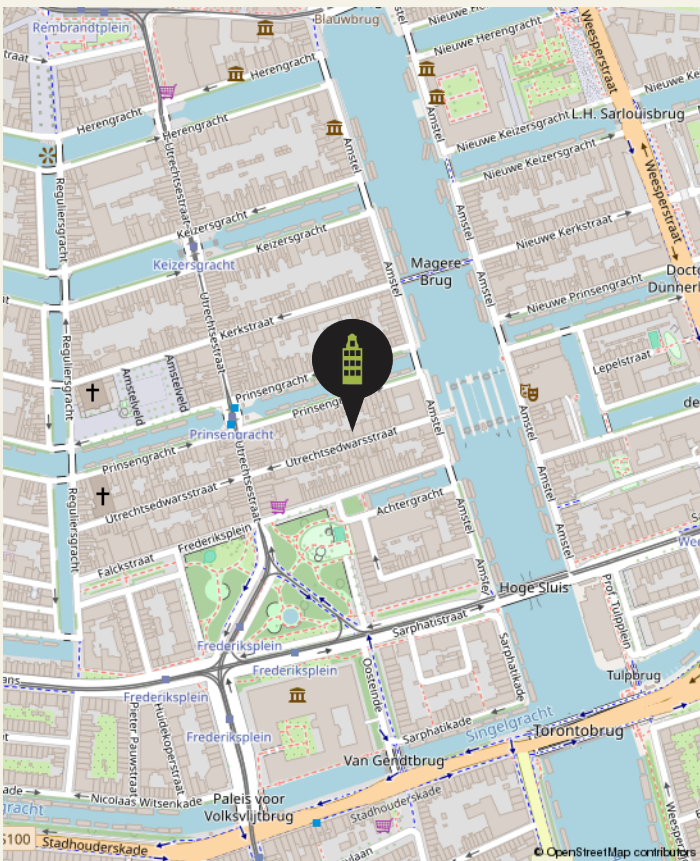
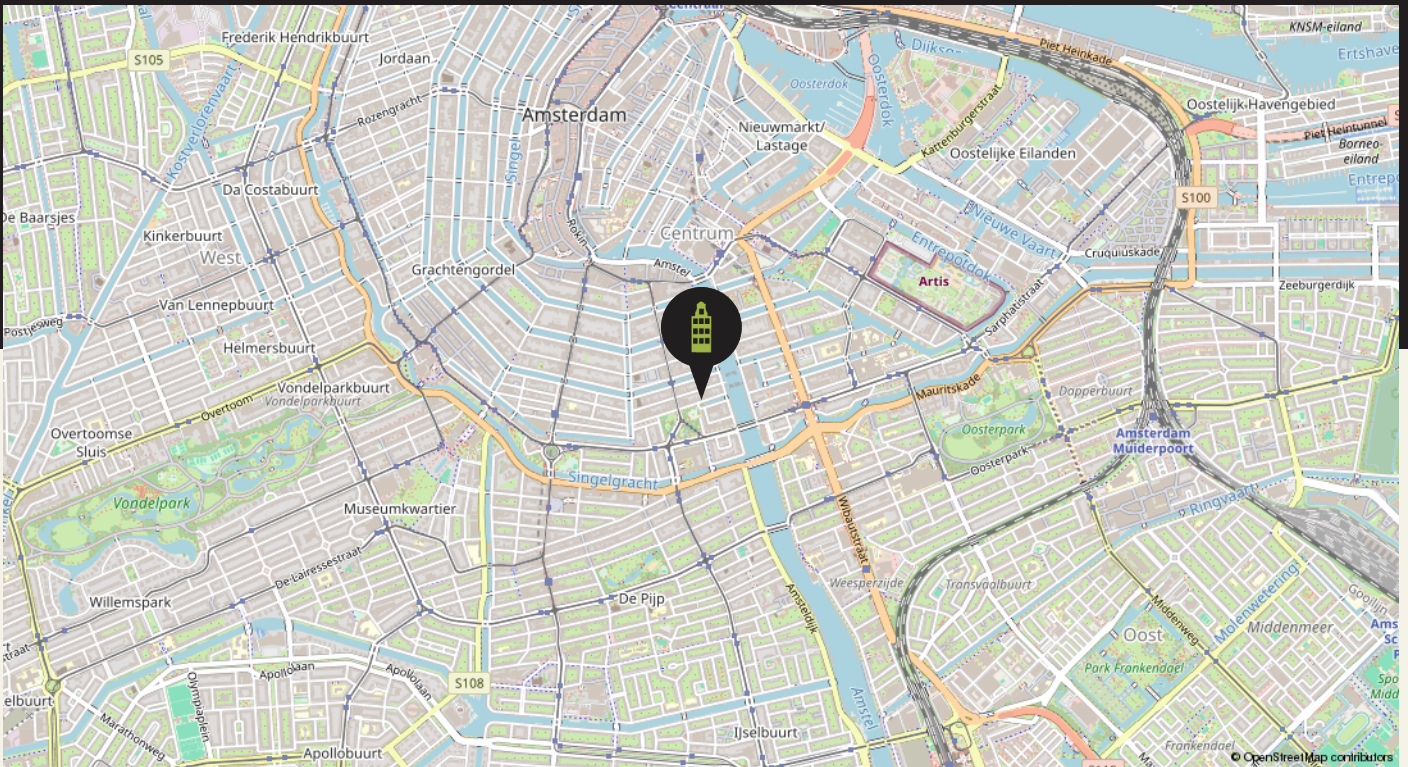


Floorplan

Attic 3D

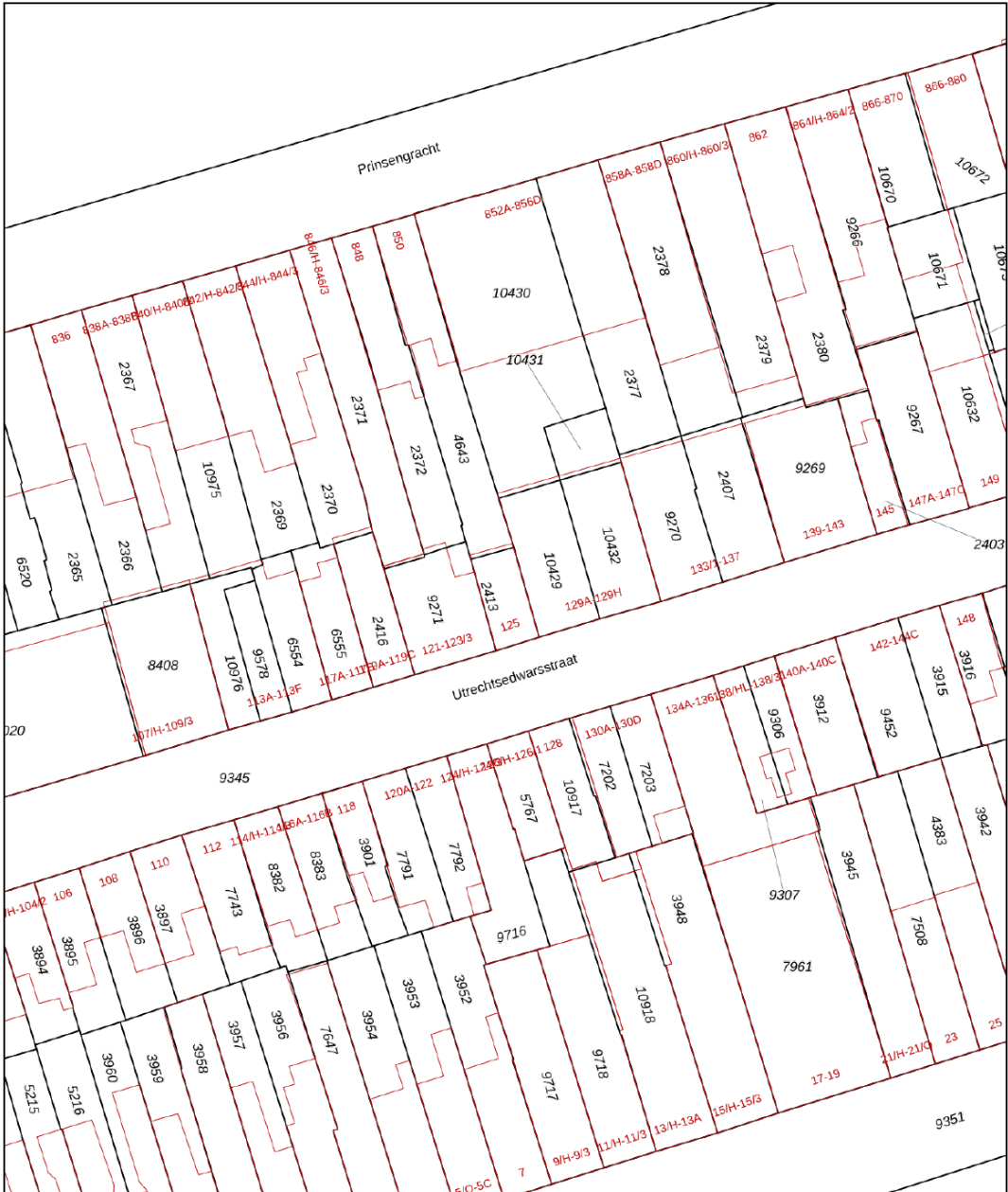


The location of **UTRECHTSEDWARSSRAAT 125** 1017 WE AMSTERDAM



Cadastral map

Uw referentie: Utrechtsedwarsstraat



Deze kaart is noordgericht
Perceelnummer
Huisnummer
Vastgestelde kadastrale grens
Voorlopige kadastrale grens
Administratieve kadastrale grens
Bebouwing

Kadastrale gemeente	Amsterdam
Sectie	I
Perceel	2413

Aan dit uittreksel kunnen geen betrouwbare maten worden ontleend.
De Dienst voor het kadaster en de openbare registers behoudt zich de intellectuele
eigendomsrechten voor, waaronder het auteursrecht en het databankenrecht.



Energy label

UTRECHTSEDWARSSTRAAT 125

Energie label woningen

Registratienummer
356992688

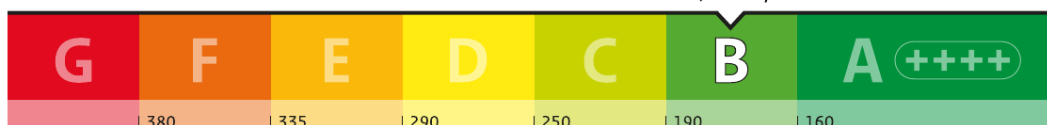
Datum registratie
07-09-2026

Geldig tot
31-08-2036

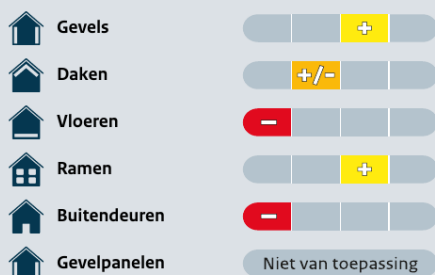
Deze woning
heeft energielabel

B

177,26 kWh/m² (energie uit fossiele brandstoffen)



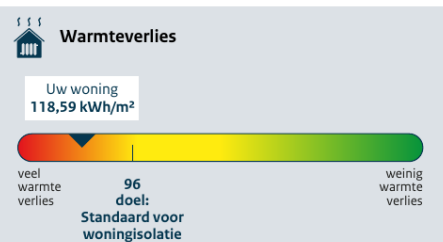
Isolatie van uw woning



Installaties in uw woning

Verwarming	HR-107 ketel
Warm water	Combitoestel
Zonneboiler	Geen zonneboiler
Ventilatie	Natuurlijke ventilatie via ramen en/of roosters
Koeling	Geen koeling
Zonnepanelen	Geen zonnepanelen
Batterijopslag	Geen batterijopslag

Verbetermogelijkheden over isolatie en installaties vindt u op pagina 3.



CO₂-uitstoot [kg CO₂ eq/m²] 38,51

Aandeel hernieuwbare energie [%] 0,0

Kans op hoge binnentemperaturen in de zomer groot

Toelichting op alle indicatoren vindt u op pagina 2.

Over deze woning

Adres
Utrechtsewarstraat 125
1017WE Amsterdam

Bouwjaar
1905

Woningtype
Tussenwoning

Gebruiksoppervlakte
133 m²



Energieadviseur
T. Gerretsen

Our Office

27 HOUSE REAL ESTATE



At your service

We pride ourselves on providing end-to-end service with a personal touch. Whether you're searching or selling, our team of local experts is here to help you make all the right moves.

In the news

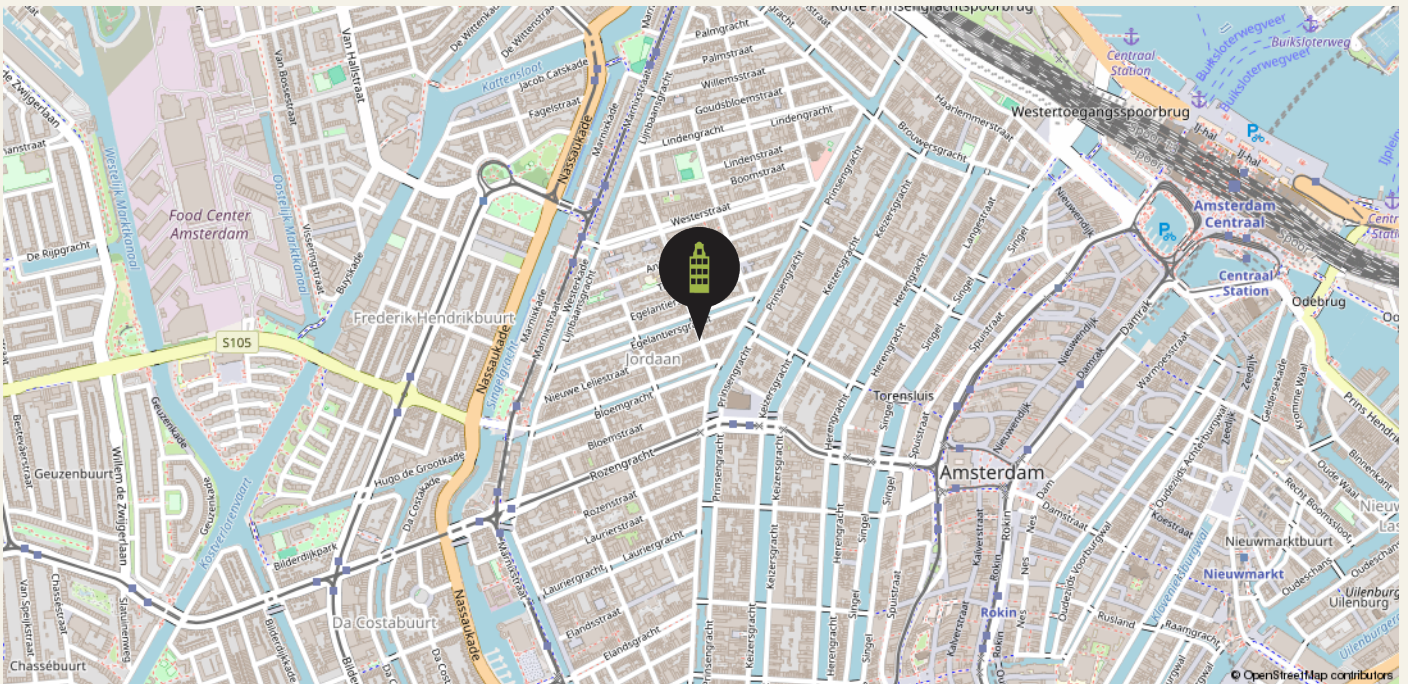
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- House Hunters International (HGTV)
- Live Here, Buy This (HGTV)
- The New York Times
- Financial Times
- Bloomberg News
- TimeOut Amsterdam
- Het Parool
- De Telegraaf
- AT5 Nieuws
- BRAM Radio



Our Office Location

27 HOUSE REAL ESTATE



Our Team

27 HOUSE REAL ESTATE



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Yvonne van Luijk

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Rental Team Lead & Buying Agent

Roos Pham

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RM Agent

Mark Zweers

mark@27huis.nl



KRMT Agent

Anna de Groot

anna@27huis.nl



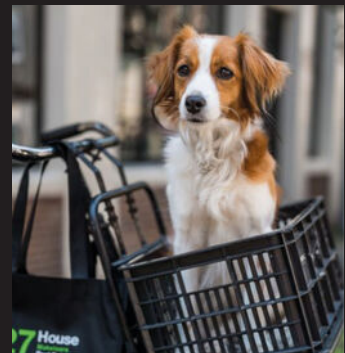
RM Agent

Renate Holdinga



Rental Agent

Maria Han



Chief Cuddling Officer

T.J.

Contact

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1015 SJ Amsterdam

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✉ info@27huis.nl
🌐 www.27huis.nl

27 House
Makelaars
Real Estate



Client TESTIMONIALS

We take great pride in that fact that most of our business comes through referrals from satisfied clients. Here's what they have to say about us.

BUYING

9,8

SELLING

9,7

LETTING

10



We have worked with Charles and the 27 Huis Team since 2005. They helped us buy our first home and since then helped with renting it out and later selling and buying another one! It's always been very professional and reassuring to work with them. They really care about the clients and always go the extra mile... available outside 9-5 tot help as needed. Plus, they know the market so well that the advice they give on homes is from solid experience. Always wanting to make sure you find the right place. They are a unique agency in this market. Highly recommended!!!

Asiya & Theo

Charles, Anna and the whole team made buying our home stress-free from start to finish. The hunt, the offer, the mortgage, the contracts, the paperwork... they were there for us through every hurdle with knowledge, insights, and much needed reassurance. Simply a pleasure to work with!

Robbie & Chris



Scan the **QR code** to read
even more testimonials



Our BUYING SERVICES

BUYING

There's more to buying a home than love at first sight. We keep your best interests at heart to make sure you find the right place, at the right price, in the right location for you.

HOW WE WORK

01

INTERVIEW

A non-binding introduction to get to know each other, understand your needs, and answer your questions.

02

ENGAGEMENT

We work for commission only: no cure, no pay. If we don't find your dream home, there's no cost to you.

03

SELECTION

We keep a close eye on the market and share new properties that match your search in real time.

04

VIEWING

We visit properties together, so you get the full benefit of our trained eyes and local experience.

05

OFFER

When you're ready to make an offer, we provide a detailed market analysis and personal advice.

06

ACCEPTANCE

Once your offer is accepted, we arrange an architectural evaluation or appraisal, if necessary.

07

INTERVIEW

We work with you and the seller to define terms and arrangements that suit your needs.

08

INSPECTION

Before closing, we do a detailed inspection of the property to ensure everything is in order.

09

CLOSING

All that's left is to sign the Deed of Delivery — and the keys to your new home are yours!



Our SELLING SERVICES

SELLING

Every home is unique. From strategy and marketing to negotiation and closing, we offer comprehensive, personal service to make the most of your home sale.

HOW WE WORK

01

INTAKE

A no-obligation consultation to meet you and your home, explain the process, and answer your questions.

02

ADVICE

We collaborate closely with you to craft a custom sales plan, including marketing and pricing strategies.

03

LAUNCH

We work with trusted photographers, stylists, and cleaners to present your home in its very best light.

04

VIEWINGS

We offer relaxed, personal viewings for potential buyers and provide you insightful feedback.

05

NEGOTIATIONS

We advise you on next steps and counter-offers to help you get you the price and terms you want.

06

CLOSING

We manage contract signing, final inspection, and handover to ensure you fulfill your obligations.



27 House
Makelaars
Real Estate



BUY. SELL. RENT. **HELPING YOU MAKE ALL THE RIGHT MOVES.**



Our RENTAL SERVICES

RENTAL

Need help finding the right rental in a crowded market? We listen to your needs, explain everything step by step, and offer exclusive properties before they hit the market.

HOW WE WORK

01

INTAKE

A chance to meet you, explain the process, and answer your questions in person, via phone, or video call.

02

SELECTION

We'll show you all the options on the market — and some that haven't been listed yet.

03

VIEWING

We'll visit properties together, or arrange video viewings, if you're searching from abroad.

04

NEGOTIATION

We negotiate on your behalf to lock in the best lease terms for your requirements.

05

LEASE

We verify that all rental conditions are correctly stated and conform to Dutch law.

06

CHECK IN / OUT

We represent you at check in/out to ensure the property is delivered and returned as agreed.

07

UTILITIES

We can advise and assist to get you signed up for gas, electricity, water, TV, internet and more.

08

HELP

We're here for you throughout the rental period to answer any questions you have.



Our LETTING SERVICES

LETTING

Own a property that you'd like to rent out? We find tenants you can trust and deal with everything from contracts and credit checks to a very thorough and smooth check-in/key handover, as well as

HOW WE WORK

01

INTAKE

A chance to meet you and your home, explain the process, and answer your questions.

02

EVALUATION

We'll discuss local regulations, rents, and how to deliver a property to a tenant.

03

LEASES

We'll explain the different types of leases under Dutch law and see which one suits you best.

04

MARKETING

In addition to advertising in numerous places, we draw on our network of corporate clients and relocation agents to find tenants you can trust.

05

VIEWING

We offer the possibility of virtual visits (by video call) for expats relocating to Amsterdam.

06

NEGOTIATION

We negotiate on your behalf to define the best rental conditions.

07

VERIFICATION

We work with Huurcheck Nederland for background, credit and ID checks before you hand over the keys.

08

CHECK IN / OUT

We conduct a highly detailed inspection at the beginning and end of the rental period.



Terms & CONDITIONS

The data and dimensions on the floorplans and in the brochure are indicative. Although the information has been carefully composed, it is not excluded that some information about time is outdated or no longer correct. The information listed on the floorplans and in the brochure can therefore in no way be legally binding. 27 House Real Estate accepts no liability for incorrect or incomplete real estate information or for any damages as a result of your visit to our website or other websites that are accessible through links from the website of 27 House Real Estate. 27 House Real Estate accepts no liability for any external parties.

The living area dimensions is measured in accordance with the NEN2580 measurement instructions. The NEN2580 measurement instructions are intended to apply a more consistent and unambiguous way of measuring

for giving an indication of the surface of use but does not completely exclude differences in measurement outcomes, for example due to differences in interpretation, rounding or limitations when measuring. All specified sizes and surfaces are therefore indicative.

Prospective buyers are expressly invited to do the following: to measure the surface and/or to look at the possibilities of giving your own desired interpretation to the property dimensions and/or hire your own professional company to take measurements. The selling party can give no guarantees on the measurement report.

Please see our website for full terms of our VBO realtor association.



Notes AND OBSERVATIONS

[illegible]

27 House

Makelaars
Real Estate



pararius

