Amsterdam

Keizersgracht 245 B

Price € 1.300.000,- K.K.

FOR SALE



27 House Makelaars Real Estate

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

About
KEIZERSGRACHT 245 B

*** English text below ***

Keizersgracht 245B
Een appartement in een grachtenpand met een grote privétuin op eigen grond
Wonen aan de Keizersgracht is bijzonder. Een woning met een tuin van deze omvang en met dit karakter is nog zeldzamer.

Achter de gevel van dit monumentale grachtenpand ligt een rustig appartement over twee woonlagen, met directe toegang tot een grote, diepe tuin: een groene oase midden in de stad, met volwassen bomen en ruimte om te ontspannen, gasten te ontvangen of te tuinieren. De tuin grenst direct aan de keuken en wordt zo onderdeel van het dagelijks leven, van koffie in de ochtendzon tot lange zomeravonden met vrienden.

Het appartement biedt circa 105 m² woonoppervlakte verdeeld over twee woonlagen, met twee slaapkamers, twee badkamers, hoge plafonds op de bovenverdieping en originele zichtbare balken op de begane grond.

Indeling
Je komt binnen via de statige gemeenschappelijke entree aan de Keizersgracht, met twee achtereenvolgende toegangsdeuren voor extra privacy en veiligheid. Het appartement zelf heeft twee afzonderlijke voordeuren, één per woonlaag, wat de indeling extra flexibel maakt.

Op de onderste woonlaag staat de keuken centraal: een royale, gezellige ruimte met een kookeiland, zichtbare houten balken en plaats voor een grote eettafel. De deuren openen direct naar de tuin, waardoor binnen en buiten op mooie dagen in elkaar overlopen.

De tuin op het oosten is circa 20 meter diep. Terwijl de ochtendzon bij de woning valt, bereikt de late middag- en avondzon in de zomer het achterste gedeelte van de tuin. Er is volop ruimte om te ontspannen, gasten te ontvangen of te tuinieren.
Een externe berging biedt handige extra ruimte voor tuingereedschap.

Op deze woonlaag bevindt zich de eerste slaapkamer, met veel kastruimte, en een ruime badkamer met ligbad, separate douche, dubbele wastafel en toilet. In de hal is onder de trap extra bergruimte met een aansluiting voor de wasmachine.

Op de eerste verdieping heeft de woonkamer een statige uitstraling. Met een plafond van bijna 4 meter hoog, een kroonluchter, sierlijke plafondlijsten, hoge plinten en hoge ramen met uitzicht op de tuin is dit een ruimte vol licht, ruimtelijkheid en ingetogen luxe. Een boekenkast van vloer tot plafond beslaat een volledige wand en maakt de kamer geschikt om zowel gasten te ontvangen als tot rust te komen.

De tweede slaapkamer heeft eveneens een hoog plafond en een eigen en-suite badkamer met douche en wastafel. Aan de overloop op de eerste verdieping liggen een separaat toilet en een bergkast met een nis om jassen op te hangen bij de bovenste entree.

In de kelder bevinden zich een gemeenschappelijke fietsenberging en een eigen, afsluitbare berging van circa 5 m².

Omgeving
Het appartement ligt aan een van de mooiste stukken van de Amsterdamse grachten, binnen de grachtengordel die op de UNESCO Werelderfgoedlijst staat en in de Negen Straatjes. Zelfstandige boetieks, delicatessenzaken, cafés en restaurants liggen om de hoek en de Jordaan bevindt zich op korte loopafstand.
Ook cultuur is nooit ver weg. Het Anne Frank

Huis ligt op enkele minuten lopen en het Rijksmuseum, Museum Rembrandthuis, De Oude Kerk en het Joods Museum zijn goed bereikbaar. Het Vondelpark ligt op een korte fietsrit, voor een rondje hardlopen, een picknick of een ontspannen zondagmiddag. Tram- en bushaltes liggen op loopafstand. Amsterdam Centraal, met metroverbindingen en rechtstreekse treinen naar Schiphol, is gemakkelijk bereikbaar. Met de auto ben je in korte tijd op de Ring A10. Parkeren in de omgeving is betaald of met een vergunning.

Bijzonderheden
· Tuin op het oosten, circa 20 meter diep, met volwassen bomen en directe toegang vanuit de keuken;
· **Eigen grond** dus geen erfpacht;
· Woonoppervlakte van 104,70 m² verdeeld over twee woonlagen;
· Twee slaapkamers en twee badkamers;
· Twee afzonderlijke entrees, één per woonlaag;
· Keuken met kookeiland en vloerverwarming;
· Woonkamer met een plafondhoogte van circa 4 meter en zichtbare balken;
· Externe bergruimte van 5,30 m² in de kelder;
· Statige gemeenschappelijke entree met voorportaal en glazen deur;
· Onderdeel van een rijksmonument en gelegen in beschermd stadsgezicht;
· VvE professioneel beheerd door Velzel VvE Diensten;
· VvE-servicekosten: € 211,76 per maand;
· Gelegen in de Negen Straatjes;
· Oplevering in overleg;
· Notariskeuze aan koper, mits gevestigd in Amsterdam. De koopakte wordt opgesteld volgens het model van de Ring Amsterdam.

*** **English** ***

Keizersgracht 245B
A lovely canal-house apartment with a large private garden, on freehold land.

A residence on the Keizersgracht is a rare privilege; one with a garden of this scale and character is rarer still.

Behind the façade of this listed canal house lies a quiet two-storey apartment that opens straight onto a large, deep garden: a genuinely green retreat in the middle of the city, with mature trees and space to relax, entertain or simply garden. Leading directly off the kitchen, the garden becomes part of everyday life, from coffee in the morning sun to long summer evenings with friends.

Inside, the apartment offers approximately 105 m² of living space over two floors, with two bedrooms, two bathrooms, high ceilings upstairs and original exposed beams on the ground floor.

The layout
You arrive through the stately shared entrance on the Keizersgracht with a double-entry system for added privacy and security. The apartment itself has two separate front doors, one for each floor, which gives the layout real flexibility.

The lower floor is built around the kitchen, a generous and sociable space with an island, exposed timber beams and room for a large dining table. Doors open straight out onto the garden, so on a fine day inside and outside simply become one.

The east-facing garden is approximately 20 metres long, so while the morning sun falls near the house, the far end catches the late-afternoon and evening sun in summer. There is plenty of room to relax, entertain or simply garden. An external storage shed adds useful extra space for gardening equipment.

On this floor is the first bedroom, with generous wardrobe space and a large family bathroom with a bath, separate shower, double basin and lavatory. The hallway provides further under-stairs storage housing a washing machine connection.

On the first floor, the living room has a real sense of grandeur. With a ceiling of almost 4 metres, chandelier, elegant cornicing, high skirting and tall windows looking out over the garden, it is a room of light, space and quiet opulence. A floor-to-ceiling bookcase spans an entire wall making it a space for both entertaining and unwinding.

The second bedroom, also with a high ceiling, has its own en-suite shower room with a washbasin. A separate lavatory is located off the first floor landing together with a storage cupboard with a recess for hanging coats by the upper entrance.

The cellar provides communal bicycle storage as well as a private, locked storage room of approximately 5m².

The neighbourhood
The apartment sits on one of Amsterdam's most beautiful stretches of canal, within the UNESCO World Heritage canal ring and the Nine Streets (De 9 Straatjes). Independent boutiques, delis, cafés and restaurants are on the doorstep, and the Jordaan is a short stroll away.
Culture is never far away. The Anne Frank House is a few minutes' walk, and the Rijksmuseum, the Rembrandt House Museum, the Oude Kerk and the Jewish Museum are all within easy reach. The Vondelpark is a short bike ride for a run, a picnic or a lazy Sunday afternoon.
Trams and buses stop within walking distance, and Amsterdam Centraal, with metro connections and direct trains to Schiphol Airport, is easily reached. By car, the A10 ring road is a short drive away. Parking in the area is paid or by permit.

Key features
· East-facing garden, approx. 20 metres long, with mature trees and direct access from the kitchen
· **Freehold** (Eigen grond) no ground lease
· Living area of 104.70 m² over two floors
· Two bedrooms and two bathrooms
· Two separate entrances, one to each floor
· Kitchen with island and underfloor heating
· Living room with ceilings of approximately 4 metres and exposed beams
· External storage room of 5.30 m² in the cellar
· Stately shared entrance with vestibule and glass door
· Part of a national monument **(Rijksmonument)** within a protected historic district (beschermd stadsgezicht)
· Owners' association (VvE) professionally managed by Velzel VvE Diensten
· VvE service charge: €211.76 per month
· In the Nine Streets neighbourhood
· Completion date to be agreed
· Buyer's choice of civil-law notary, provided the notary is based in Amsterdam
· Purchase agreement based on the Ring Amsterdam model contract

Features

KEIZERSGRACHT 245 B

1016 EB AMSTERDAM

Construction

Type house	Historic Monument
Construction	Canal House Apartment
Year of construction	1625
Maintenance inside	Good
Maintenance outside	Good
Energy rating	F

Areas and capacity

Living area	Approx 105m²
Capacity	Approx 433m³
Outdoor space	More than 100m2!
Storage space	Approx 5.30m²

Layout

Number of rooms	3
Bedrooms	2
Floors	2

Location

Amsterdam Center	Canal Ring

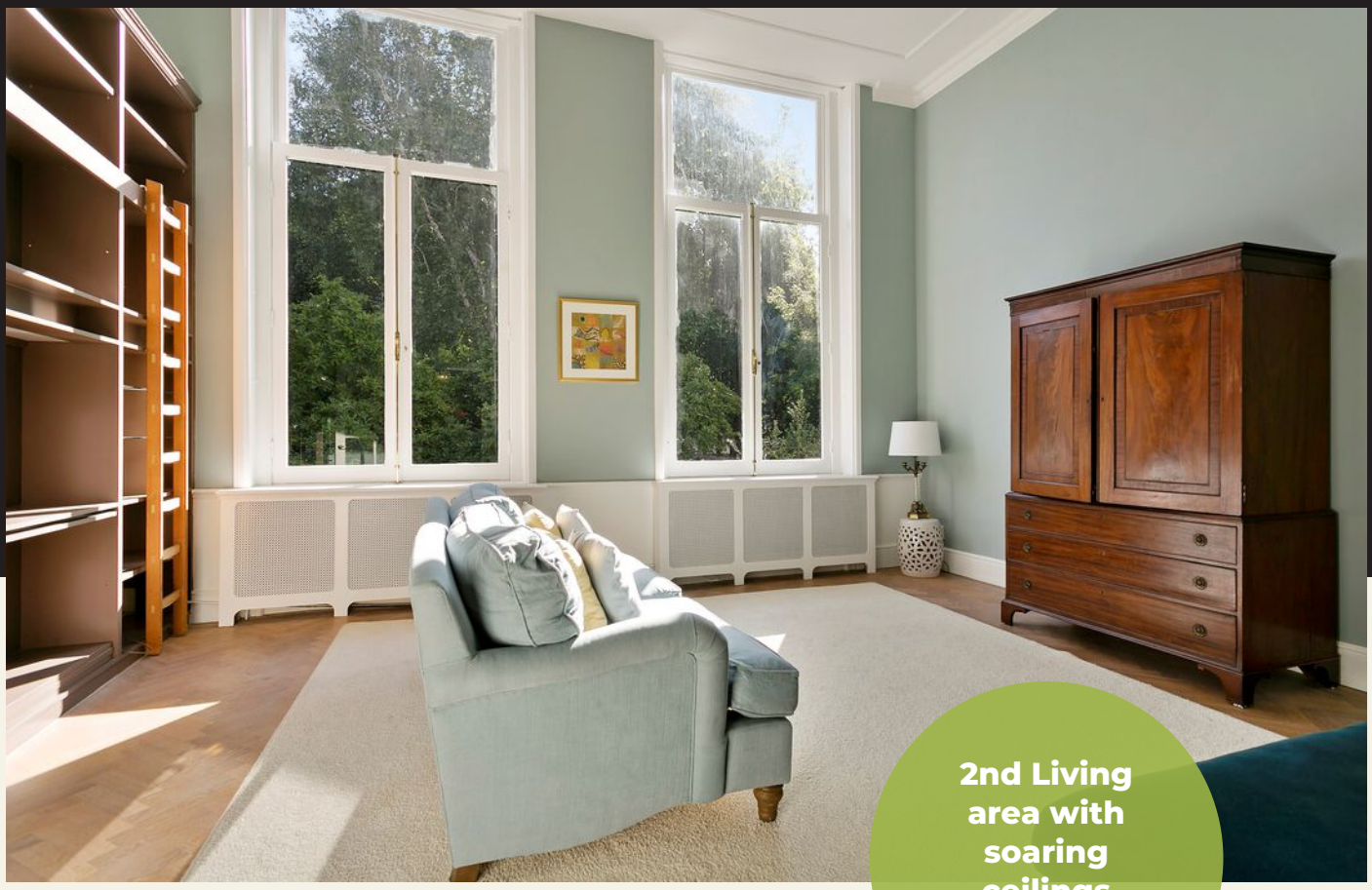
Other features

-Huge Garden over 100m2	**-2 Bathrooms**
-Monumental Building / Rijksmonument	**-2-3 Bedrooms**
-Eigen Grond - NO Land Lease!	**-Storage room**

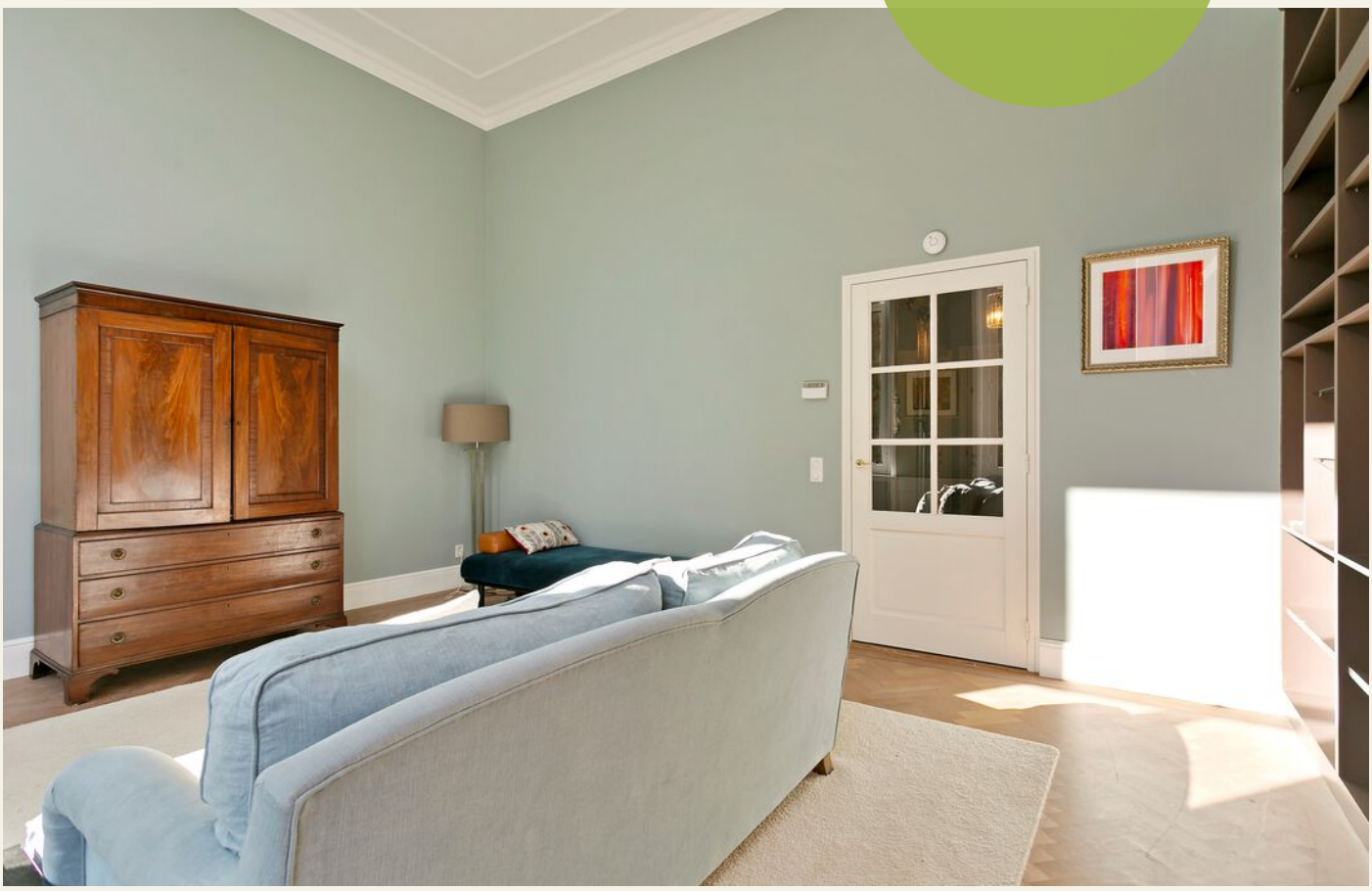

Canal House
Apartment on
quiet back side
with
large garden





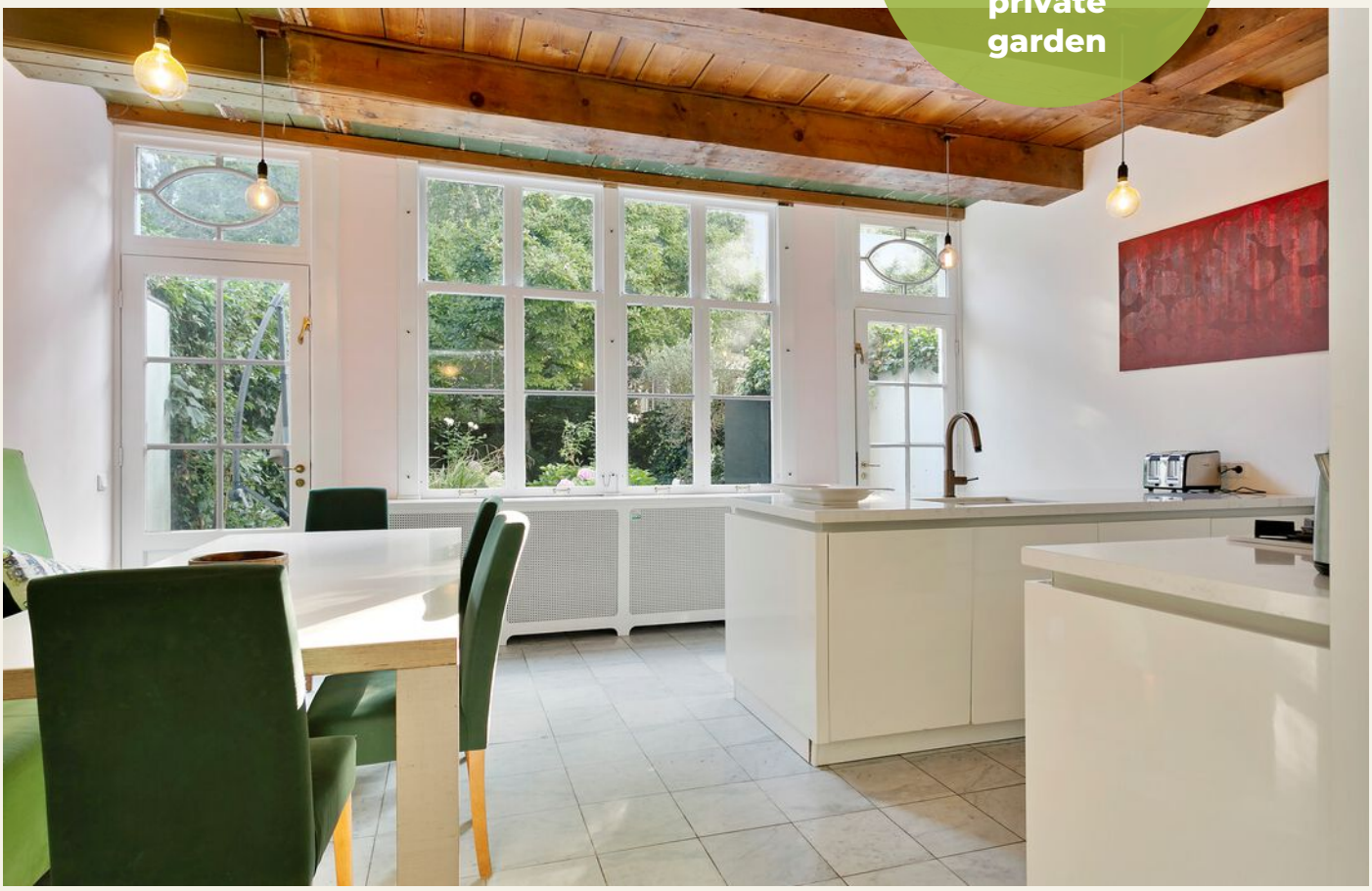


2nd Living area with soaring ceilings



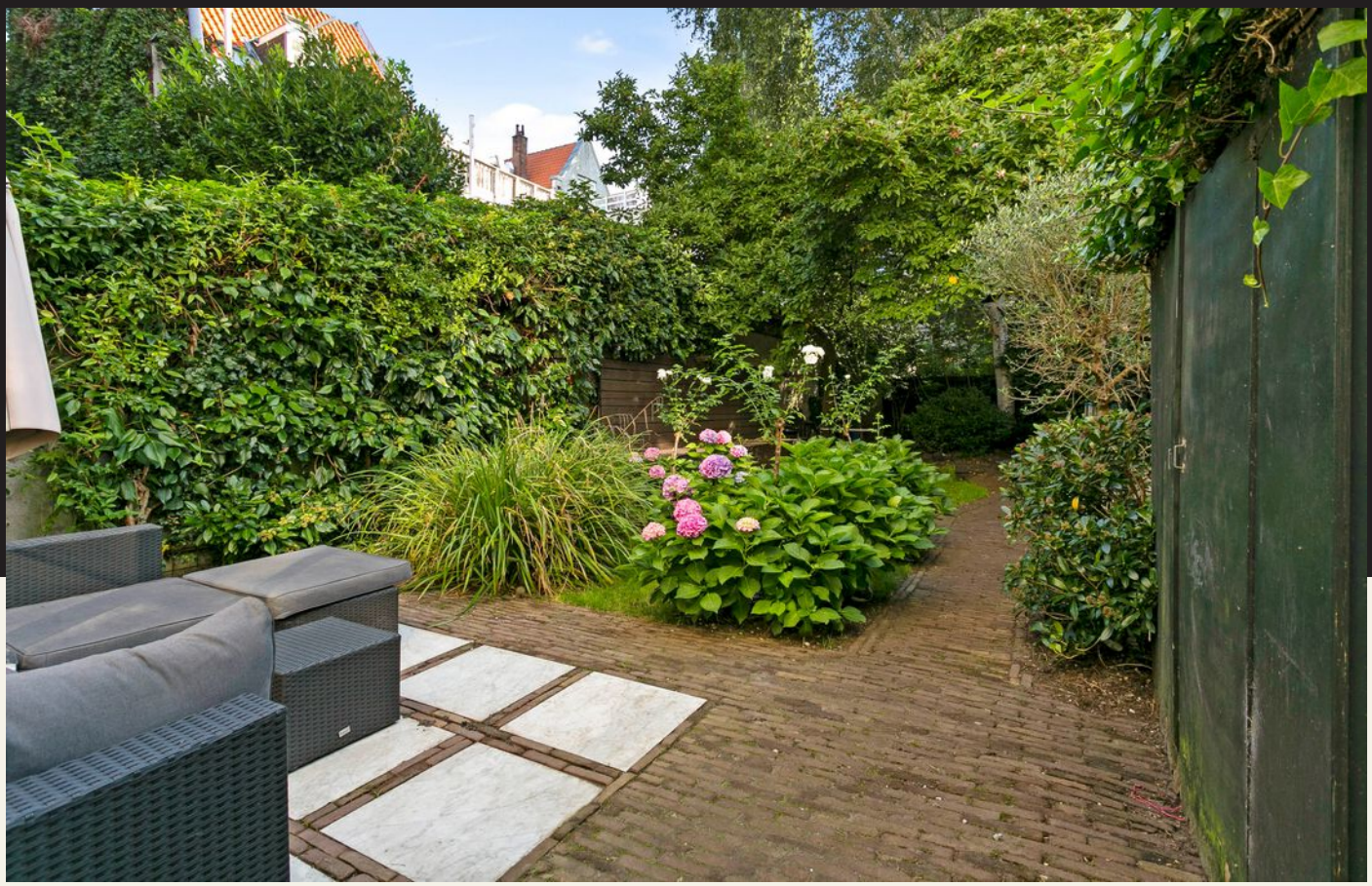


Large eat-in kitchen off the enormous private garden













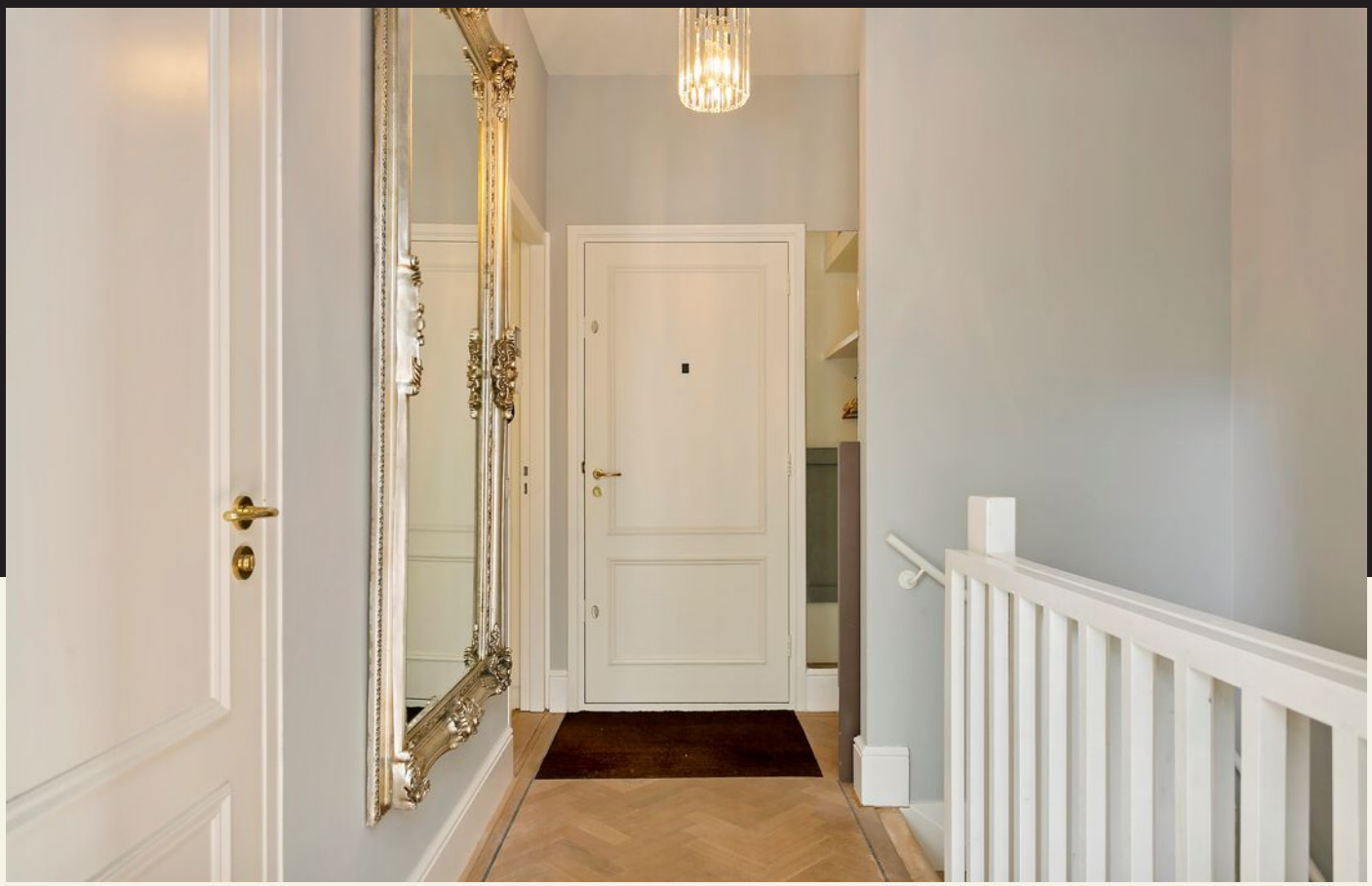










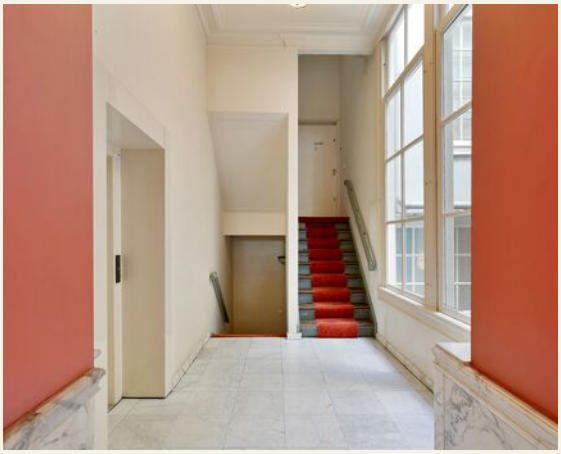


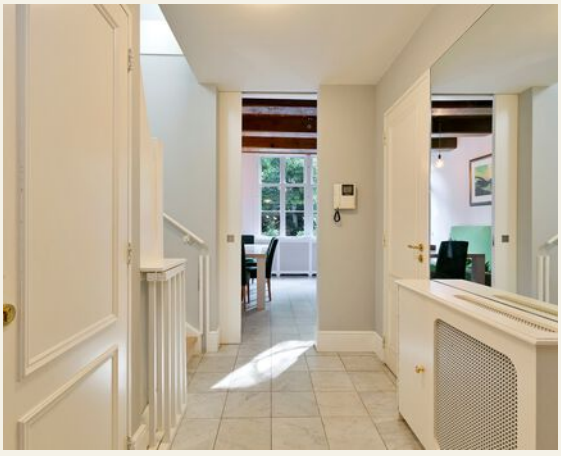














Floorplan

KEIZERSGRACHT 245 B



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Aan de plattegronden kunnen geen rechten worden ontleend.
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Floorplan

KEIZERSGRACHT 245 B

Keizersgracht 245b - Amsterdam
Eerste Verdieping



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Floorplan

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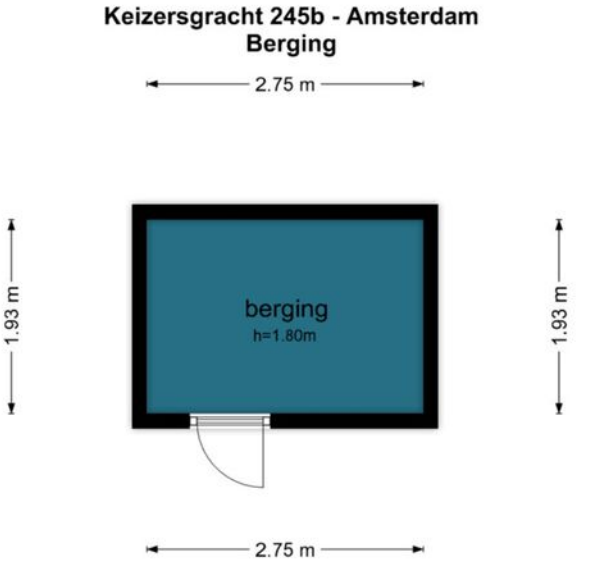

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Floorplan

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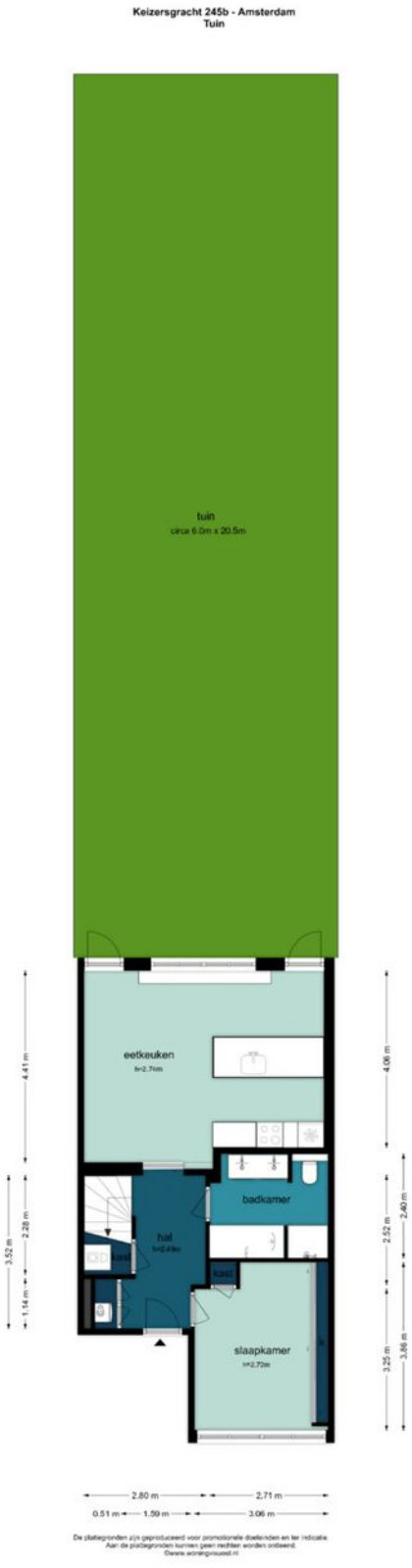
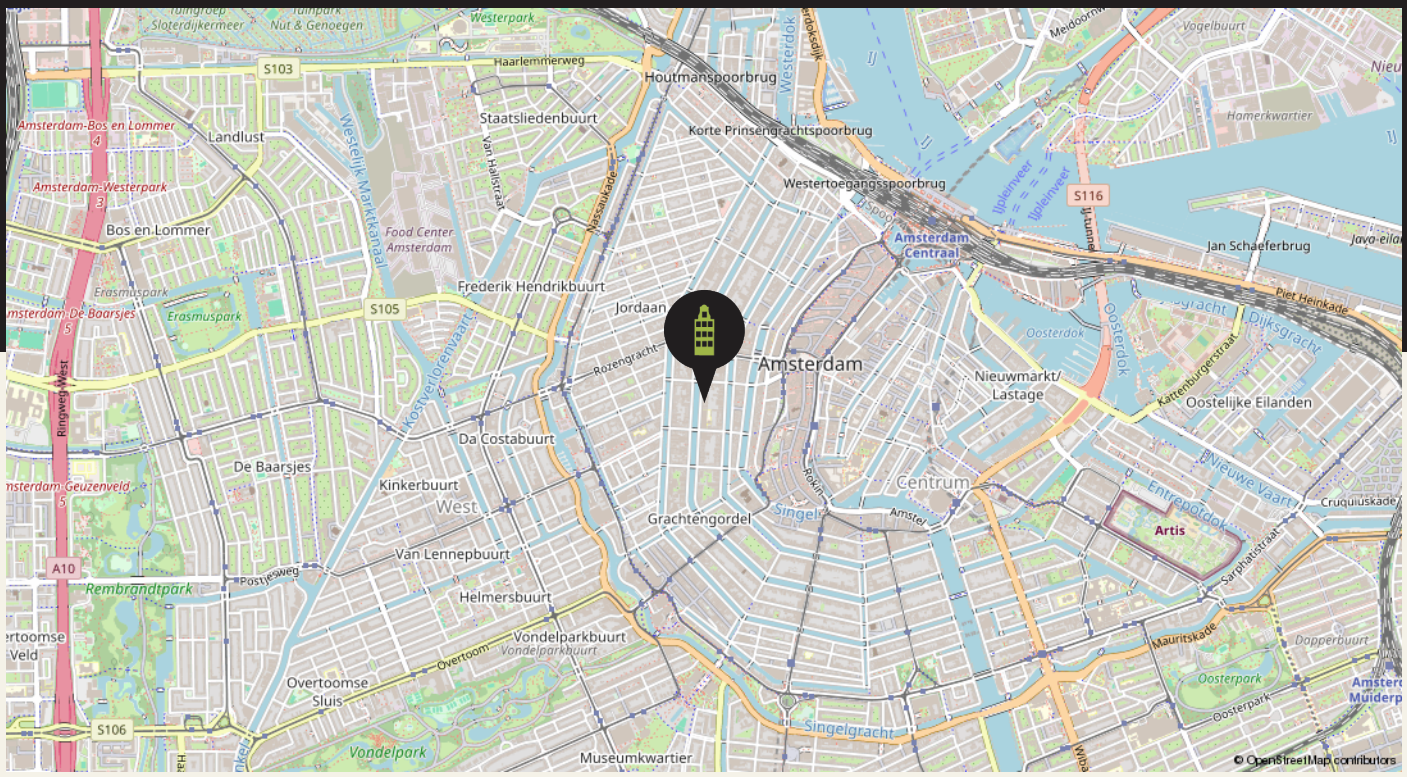
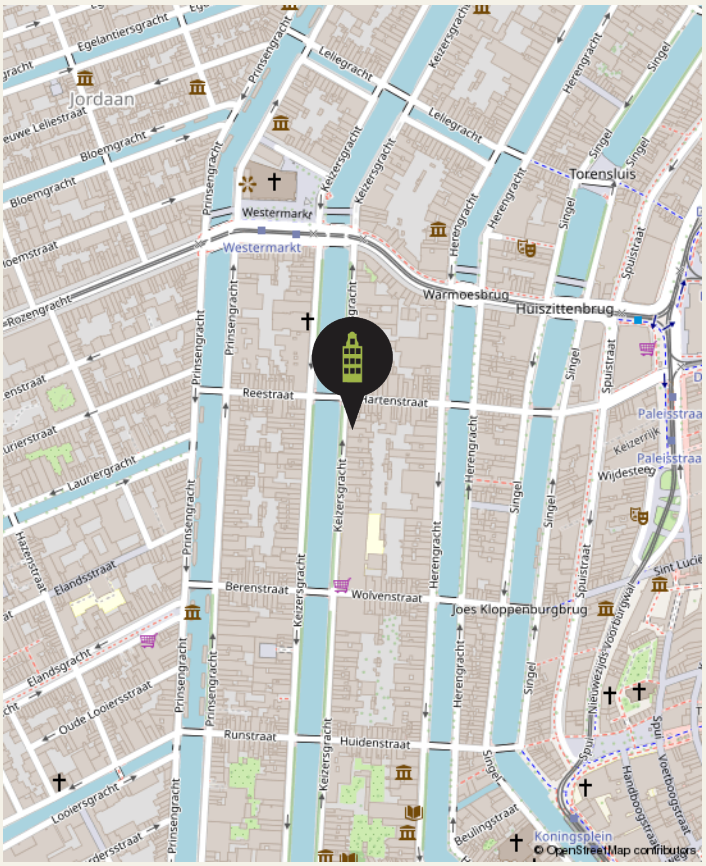


The location of

KEIZERSGRACHT 245 B

1016 EB AMSTERDAM







Cadastral map
KEIZERSGRACHT 245 B

Kadastrale kaart

Uw referentie: Keizersgsracht 245B



Deze kaart is noordgericht

12345 Perceelnummer

25 Huisnummer

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Voor een eensluidend uittreksel, geleverd op 30 oktober 2026
De bewaarder van het kadaster en de openbare registers

Schaal 1: 500

Kadastrale gemeente	Amsterdam
Sectie	E
Perceel	8909

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.

kadaster

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



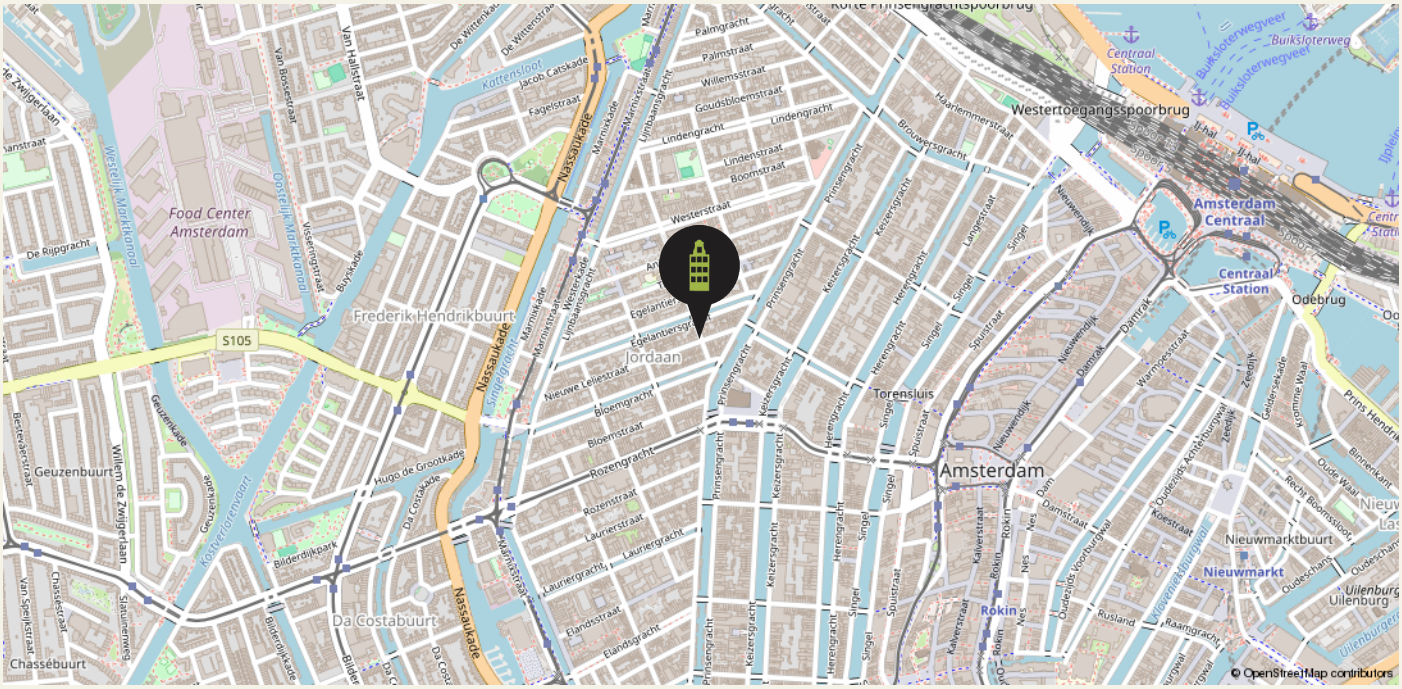
Our Office Location

27 HOUSE REAL ESTATE



Our office

Nieuwe Leliestraat 27 HS, 1015 SJ Amsterdam



Our Team

27 HOUSE REAL ESTATE



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Rental Team Lead & Buying Agent

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RM Agent

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KRMT Agent

Anna de Groot

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RM Agent

Renate Holdinga



Rental Agent

Maria Han



Chief Cuddling Officer

T.J.

Contact

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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	SELLING	LETTING
9,8	9,7	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 a nswer 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 a nd 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.



27 House
Makelaars
Real Estate

funda

Vastgoed Ned.

SCVM
REGISTER VOOR MAKELAARS

Nederlands Register Vastgoed Taxateurs

VERENIGING VERHUURMAKELAARS AMSTERDAM

pararius

