

Berlin - Pankow – Niederschönhausen

# Small detached house waiting for you and your ideas

Property ID: 24071044A



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**PURCHASE PRICE: 465.000 EUR • LIVING SPACE: ca. 98 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 689 m<sup>2</sup>**

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | 24071044A                 |
| Living Space         | ca. 98 m²                 |
| Roof Type            | Gabled roof               |
| Rooms                | 5                         |
| Bedrooms             | 4                         |
| Bathrooms            | 1                         |
| Year of construction | 1939                      |
| Type of parking      | 1 x Outdoor parking space |

|                       |                                                                          |
|-----------------------|--------------------------------------------------------------------------|
| Purchase Price        | 465.000 EUR                                                              |
| Commission            | Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price |
| Condition of property | Needs renovation                                                         |
| Construction method   | Solid                                                                    |
| Usable Space          | ca. 56 m²                                                                |
| Equipment             | Built-in kitchen                                                         |

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## Energy Data

|                                |                 |
|--------------------------------|-----------------|
| Type of heating                | Central heating |
| Energy Source                  | Gas             |
| Energy certificate valid until | 05.09.2034      |
| Power Source                   | Gas             |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 405.98 kWh/m²a            |
| Energy efficiency class                              | H                         |
| Year of construction according to energy certificate | 1939                      |

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## The property



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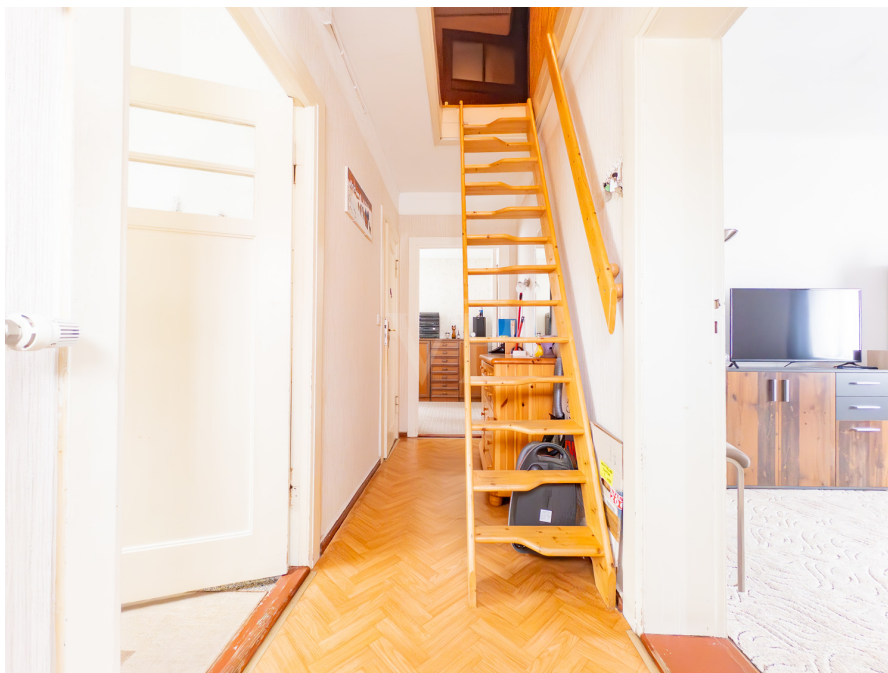
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## The property



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## The property

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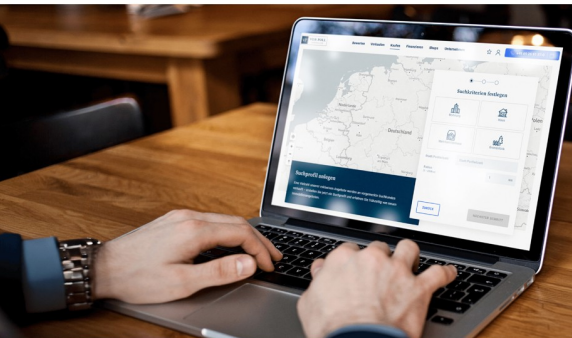


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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

This detached house, which we are offering you here, is situated on a plot of approx. 689 m<sup>2</sup> and has a habitable area of approx. 98 m<sup>2</sup>. The house was built in 1939, but has undergone several renovations in recent decades. For example, plastic double windows and manual blinds were installed in the 1990s, as well as a shower room in 2006 and a modern gas condensing boiler in 2009.

The property has three living rooms on the ground floor and two more on the converted top floor, which can be reached from the hallway via a steep room-saving staircase.

A spacious cellar can be accessed from the outside and offers plenty of space for storing belongings.

With this property, we would like to appeal to talented buyers who are prepared to renovate a house and design it according to their own ideas.

The quiet location and spacious garden make it an attractive proposition for couples or small families looking for an affordable capital city property.

Feel free to arrange a viewing appointment with us to see the potential of this house for yourself.

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## Details of amenities

- small, 30s house in need of renovation
- Double glazing with shutters (manual) in all rooms
- Bathroom with shower
- converted attic accessible via steep room-saving staircase
- Spacious cellar accessible from the outside
- modern condensing boiler (gas)
- spacious garden

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## All about the location

Niederschönhausen is one of Berlin's greenest districts in the borough of Pankow: the Schlosspark, Schönholzer Heide, Brosepark and Bürgerpark are all located here. The Volkspark Schönholzer Heide is located in the west of Niederschönhausen. The extensive and slightly hilly forest park is home to the Schönholz Soviet Memorial and other memorials, sports facilities, playgrounds and a nature trail. To the south are the Pankow III cemetery and the Bürgerpark Pankow. Schönhausen Palace Park is a landscaped park with mature trees and the Panke river flowing through it. Schönhausen Palace is now home to a museum displaying furniture and other furnishings from the time of Elisabeth Christine of Prussia. The palace was once the queen's summer residence.

The urban area is characterized by old villas and small apartment buildings. Niederschönhausen is also one of the few districts in Pankow that still has a cinema: The "Blaue Stern" on the corner of Hermann-Hesse-/Waldstraße, less than 10 min. from Schlossallee. This district is therefore not only attractive for families with children. Politicians and many artists have settled here, shaping today's face and the colorful hustle and bustle of this district. Artistic and cultural events around Bürgerpark, Schlosspark and Panke attract visitors all year round.

Although Pankow Niederschönhausen is a quiet district surrounded by greenery, it is very well connected to public transport. Not only can you quickly reach the city center of Berlin with the S-Bahn and U-Bahn, but you can also quickly reach the surrounding area or the Baltic Sea with the help of the freeway access to the Berliner Ring junction. The M1 streetcar line or bus lines 150 and 250 provide a direct connection to the Berlin Pankow S-Bahn and U-Bahn station.

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## Other information

Es liegt ein Energiebedarfsausweis vor.  
Dieser ist gültig bis 5.9.2034.  
Endenergiebedarf beträgt 405.98 kwh/(m<sup>2</sup>\*a).  
Wesentlicher Energieträger der Heizung ist Gas.  
Das Baujahr des Objekts lt. Energieausweis ist 1939.  
Die Energieeffizienzklasse ist H.

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## Contact partner

For further information, please contact your contact person:

Ulf Sobeck

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Florastraße 1, 13187 Berlin  
Tel.: +49 30 - 20 14 371 0  
E-Mail: [pankow@von-poll.com](mailto:pankow@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

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