



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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<b>object number external:</b>	KBSW23049	<b>as from:</b>	10.01.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1939
<b>place:</b>	14129 Berlin	<b>living space:</b>	230,00 m <sup>2</sup>
<b>Floor space:</b>	70,00 m <sup>2</sup>	<b>Total size of site:</b>	996,00 m <sup>2</sup>
<b>Number of Rooms:</b>	7,5	<b>Number of bathrooms:</b>	1,0
<b>Number of sep. bathrooms:</b>	1,0	<b>Condition:</b>	part / full renovation required

## prices:

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<b>purchase price:</b>	3.970.000,00 €	<b>broker's fee:</b>	3,57% inkl. 19% MwSt.
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## energy certificate:

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<b>type of energy ID:</b>	BEDARF	<b>expiry date:</b>	2035-01-05
<b>age group:</b>	2014	<b>heating YOC:</b>	1939
<b>beaconing:</b>	gas	<b>primary energy sources:</b>	GAS
<b>final energy demand:</b>	290.90 kWh/m <sup>2</sup> /a		

## contact person:

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<b>company:</b>	Kensington Berlin Südwest	<b>title:</b>	Dr.
<b>name:</b>	Stefan Knieß	<b>street:</b>	Zehlendorfer Str 21
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## Infrastructure:

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# images

Wohn- und Esszimmer



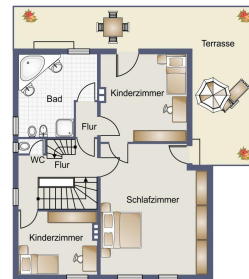
Küche



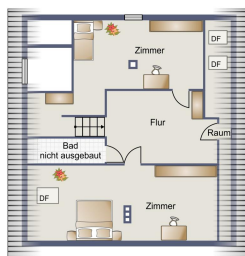
Grundrisssskizze EG



Grundrisssskizze 1.OG



Grundrisssskizze DG



Haus von hinten



Zimmer im EG



Flur im EG



Wohnzimmer



Büro im EG



Gäste-WC im EG



Blick von der Terrasse vom 1. OG in den Garten





Schlafzimmer im 1. OG



Bad im 1. OG



Kinderzimmer im 1. OG



Zimmer im DG



Blick auf den Schlachtensee

