



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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<b>object number external:</b>	Kensington_KBN_434	<b>as from:</b>	18.12.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1997
<b>place:</b>	13156 Berlin / Niederschönhausen	<b>living space:</b>	118,00 m <sup>2</sup>
<b>Floor space:</b>	55,00 m <sup>2</sup>	<b>Total size of site:</b>	239,00 m <sup>2</sup>
<b>Number of Rooms:</b>	4,0	<b>Number of bedrooms:</b>	3,0
<b>Number of bathrooms:</b>	1,0	<b>Number of sep. bathrooms:</b>	1,0
<b>Condition:</b>	modernized		

## prices:

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<b>purchase price:</b>	699.000,00 €	<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>	VERBRAUCH	<b>expiry date:</b>	2027-07-25
<b>age group:</b>	2014	<b>heating YOC:</b>	1997
<b>value class:</b>	C	<b>beaconing:</b>	gas
<b>primary energy sources:</b>	GAS	<b>energy consumption value:</b>	79.20 kWh/m <sup>2</sup> /a

## contact person:

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<b>company:</b>	Kensington Finest Properties International	<b>name:</b>	Céline Wittig
<b>street:</b>	Charlottenstraße 78	<b>place:</b>	10117 Berlin
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<b>Email:</b>	celine.wittig@kensington-international.com		

## Infrastructure:

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## images

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Auffahrt



Eingangsbereich



Küche



Küche



Wohnbereich



Wohnbereich



Wohnbereich



Kaminbereich



Treppenbereich



Schlafzimmer



Einbauschränk



Badezimmer



Kinderzimmer I



Kinderzimmer II



Blick in den Garten



Garten



Terrasse



Gartenansicht



Stellplatz



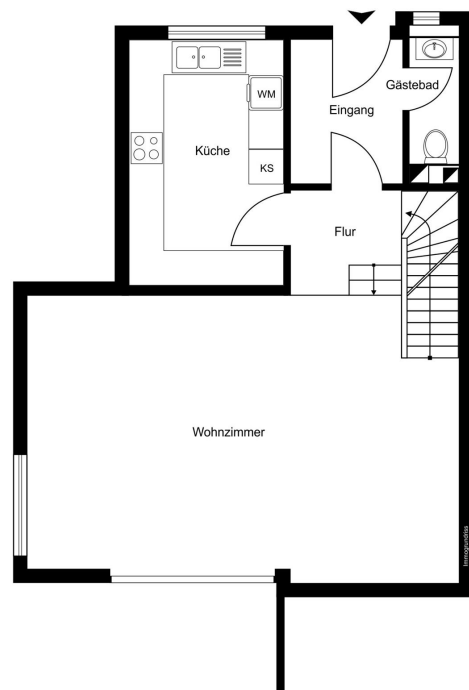
Außenansicht



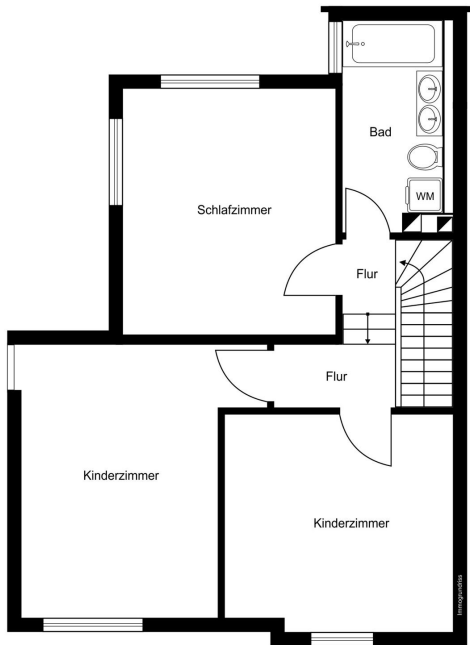
Außenansicht



Grundriss EG



Grundriss OG



Grundriss Keller

