



KENSINGTON[®]

Finest Properties International



general:

| | | | |
|--------------------------------|-----------------------|----------------------------|-----------------------|
| object number external: | Kensington_KE_321 | as from: | 29.10.2024 |
| usage: | habitation | marketing method: | purchase |
| property: | House | construction year: | 1973 |
| place: | 45359 Essen | living space: | 125,00 m ² |
| Floor space: | 150,00 m ² | Total size of site: | 207,00 m ² |
| Number of Rooms: | 6,0 | Number of bedrooms: | 3,0 |
| Number of bathrooms: | 2,0 | Condition: | groomed |

prices:

| | | | |
|------------------------|--------------|----------------------|------|
| purchase price: | 399.000,00 € | broker's fee: | 3,57 |
|------------------------|--------------|----------------------|------|

energy certificate:

| | | | |
|--------------------------------|--------|-----------------------------|------------------------------|
| type of energy ID: | BEDARF | expiry date: | 2034-06-06 |
| age group: | 2014 | heating YOC: | 1973 |
| value class: | F | beaconing: | gas |
| primary energy sources: | GAS | final energy demand: | 179.02 kWh/m ² /a |

contact person:

| | | | |
|-----------------|--------------------------|---------------|------------------------------------|
| company: | Kensington Essen | name: | Sebastian Zeutzem |
| street: | Eleonorastr. 41 | place: | 45136 Essen |
| phone: | 0800 800 98 77 | Email: | essen@kensington-international.com |
| www: | www.kensington-essen.com | | |

Infrastructure:

images

Küche



Wohnzimmer mit Kamin



Esszimmer



Kinderzimmer



Badezimmer



2. Kinderzimmer



Wintergarten



Blick in den Garten



Zwischenbild-Wertermittlung



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Garage & Keller

Kellergeschoss



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Erdgeschoss

Erdgeschoss



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1.OG

Obergeschoss



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2.OG

Dachgeschoss



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