



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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<b>object number external:</b>	Kensington_KE_353	<b>as from:</b>	24.02.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1930
<b>place:</b>	45355 Essen / Borbeck-Mitte	<b>living space:</b>	673,00 m <sup>2</sup>
<b>rentable space:</b>	673,00 m <sup>2</sup>	<b>Total size of site:</b>	757,00 m <sup>2</sup>
<b>Number of Rooms:</b>	34,0	<b>Number of bedrooms:</b>	9,0
<b>Number of bathrooms:</b>	9,0	<b>Condition:</b>	groomed

## prices:

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<b>purchase price:</b>	940.000,00 €	<b>rent per m<sup>2</sup>:</b>	6,42 €
<b>broker's fee:</b>	3,57		

## energy certificate:

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<b>type of energy ID:</b>	VERBRAUCH	<b>expiry date:</b>	2029-05-15
<b>age group:</b>	2014	<b>heating YOC:</b>	2010
<b>value class:</b>	E	<b>beaconing:</b>	gas
<b>primary energy sources:</b>	GAS	<b>energy consumption value:</b>	154.00 kWh/m <sup>2</sup> /a

## contact person:

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

## Infrastructure:

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### images

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2 Eingänge



Innenhof mit Garagen



Flur Nr. 23



Wohnzimmer



Blick in das Esszimmer



Flur



Schlafzimmer



Badezimmer



Küche



Küche2



Financial



Eingang Bad



Bad



Flur



Esszimmer



Zwischenbild\_Weitere-Infos (1)



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