

# Charming roof top apartment - just a few steps to the Spree



## Helmholtzstrasse 25

10587 Berlin

Zimmer: 2,00  
Wohnfläche ca: 60,00 m<sup>2</sup>  
Kaufpreis: 480.000,00 EUR  
Scout-ID: 150059499

## TransferTeam

### Ihr Ansprechpartner:

TransferTeam Immobilienbüro

Mr. Kollek

E-Mail: [transferteam@gmx.de](mailto:transferteam@gmx.de)

Mobil: +49 177 4777594

Wohnungstyp:	Dachgeschoss
Etage:	5
Etagenanzahl:	5
Schlafzimmer:	1
Badezimmer:	1
Keller:	Ja
Balkon/Terrasse:	Ja
Einbauküche:	Ja
Baujahr:	1906
Energieausweistyp:	Bedarfsausweis
Heizungsart:	Etagenheizung
Wesentliche Energieträger:	Gas
Endenergiebedarf:	151,10 kWh/(m <sup>2</sup> *a)
Baujahr laut Energieausweis:	1906
Bezugsfrei ab:	voraussichtl. 01.09.2024

Hausgeld: 230,00 EUR

Provision für Käufer: 3,57 %

Our brokerage fee is for buyers and sellers each 3.57% each including 19% VAT and due with the signed contract.

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### Objektbeschreibung:

#### Description:

Representative old building with very attractive entrance area and staircase. Very well maintained residential complex. Cellar, bicycle parking spaces. No elevator.

### Ausstattung:

#### Facilities:

Fantastic light-flooded roof top apartment, charming, generous cut. Laminate flooring. The bathroom has a connection for a washing machine, bathtub, skylight window. Intercom and door viewer. Renovated, sheltered balcony with a wide view, south-southeasterly.

### Lage:

#### Location:

Top trendy location in Charlottenburg near the Spree and the Technical University. Bus stop (bus 101, 245 - 11 min. to the Zoo, 12 min. to the main station) only about 50m away. Many car sharing offers in the area. Many small shops for daily needs and cozy cafés close by.

### Sonstiges:

#### Further information:

All information about the apartment is based on information from the owner, for which we take no liability. The apartment is currently vacant and no longer rented. The visible inventory in photos (except for the kitchen utilities) is not included. The apartment is now cleared off.



Living room



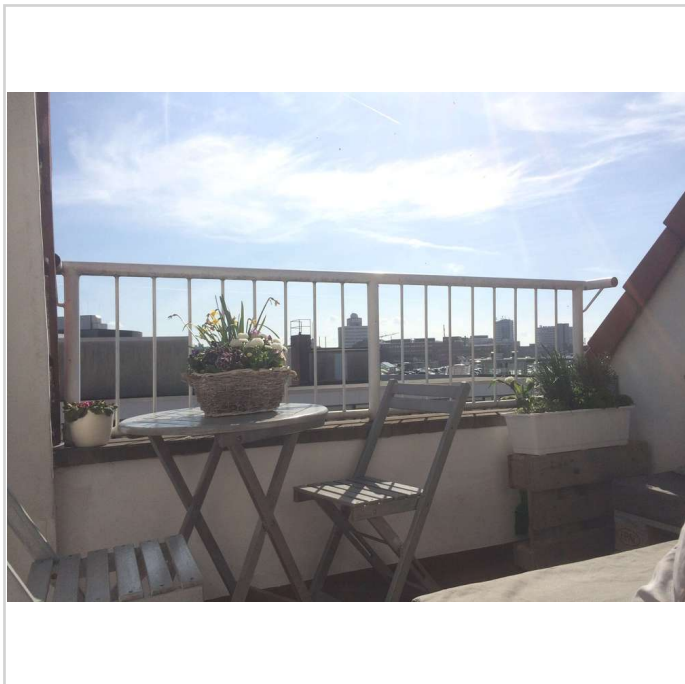
Living room

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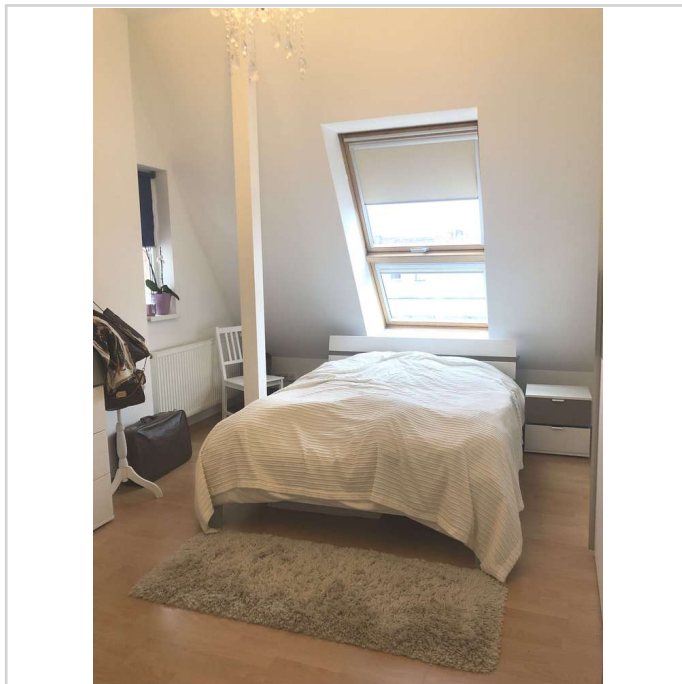


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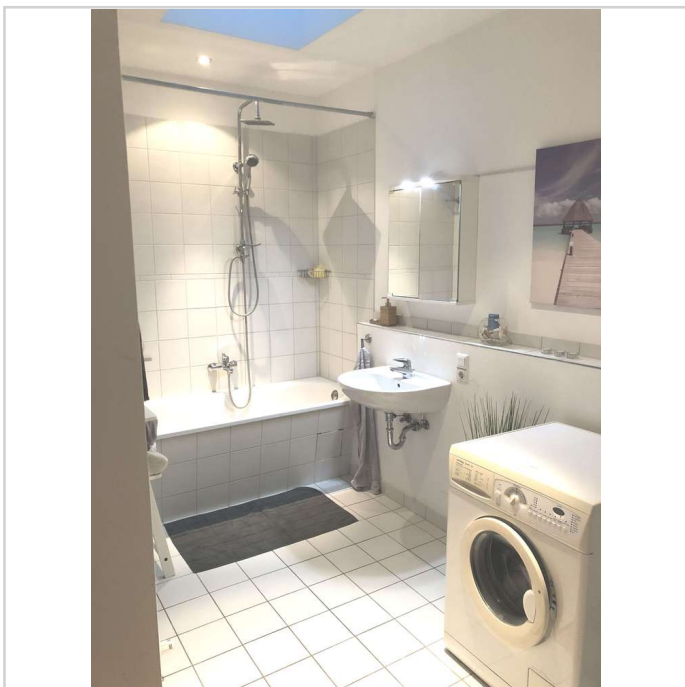
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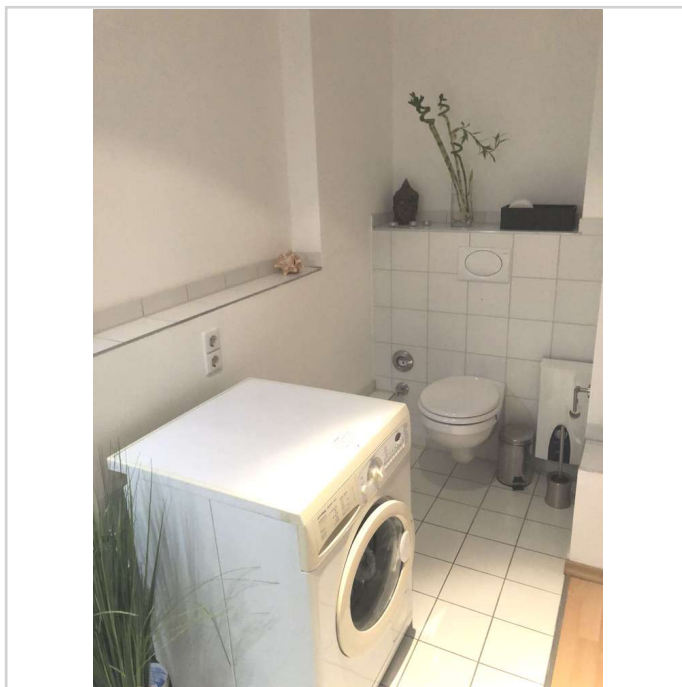
Balcony



Bedroom



Bathroom



Bathroom

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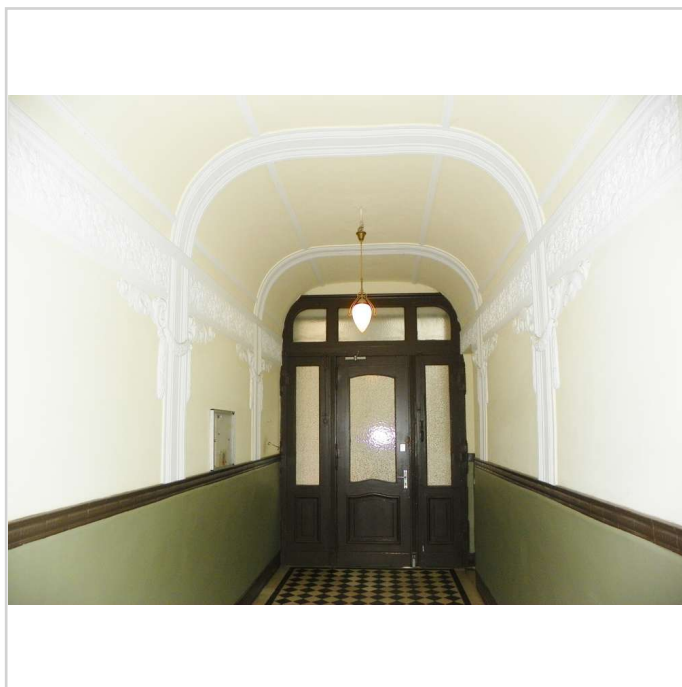


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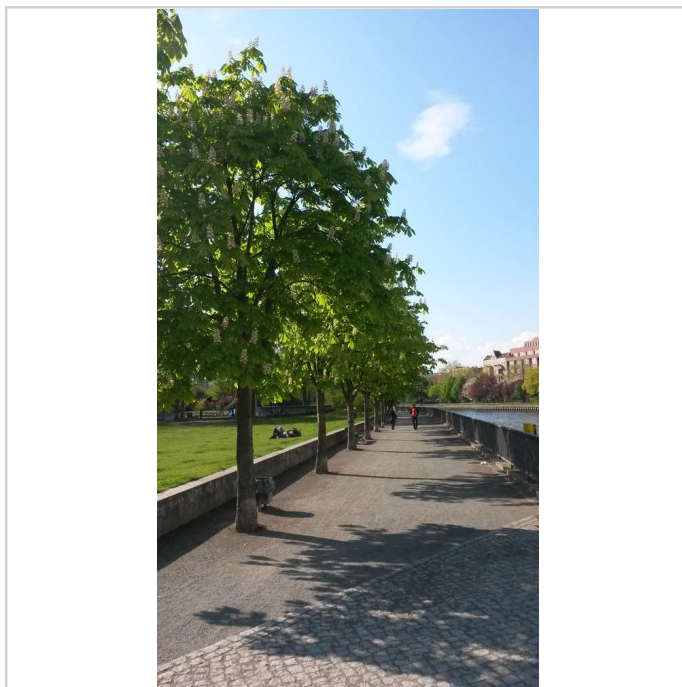
Staircase



Entrance



Front view



Spree

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