Berlin-Wilhelmsruh – Wilhelmsruh

Stylish 1-room apartment on the top floor - Quiet location with classic old building flair in Wilhelmsruh

Property ID: 24071048D

PURCHASE PRICE: 220.000 EUR • **LIVING SPACE:** ca. 40,31 m² • **ROOMS:** 1

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At a glance

Property ID	24071048D
Living Space	ca. 40,31 m²
Floor	4
Rooms	1
Bedrooms	1
Bathrooms	1
Year of construction	1910

Purchase Price	220.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2023
Condition of property	Renovated
Construction method	Solid
Equipment	Balcony

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Energy Data

Type of heating	Single-storey heating system
Energy Source	Gas
Energy certificate valid until	19.08.2029
Power Source	Gas

Energy Certificate	Energy consumption certificate
Energy efficiency class	E
Year of construction according to energy certificate	1910

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The property

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The property

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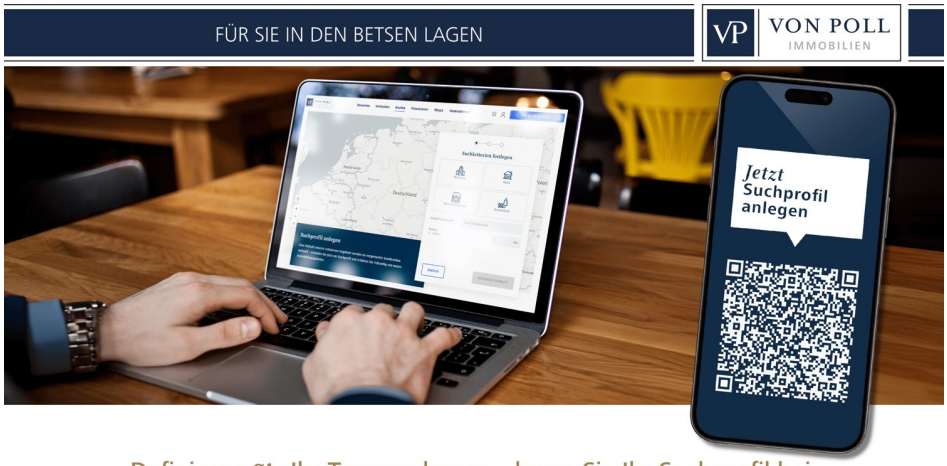
The property



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The property

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A first impression

This exclusive 1-room apartment is located on the top floor of a historic stucco building from the Art Nouveau period in the green and popular Berlin district of Wilhelmsruh. The apartment was newly created as part of an elaborate attic conversion and offers a stylish living concept on approx. 40 m² of living space. It is ready to move into and represents an extremely attractive investment opportunity due to its furnishings and location. As neither the rent index nor the rent brake apply to new rentals, the rent can be set freely - a clear advantage for investors. Upon entering the apartment, you are greeted by an inviting hallway from which the large living room and bedroom unfold harmoniously. The floor is laid with high-quality solid oak parquet in a classic single-strip herringbone pattern, giving the room an elegant touch. The spacious old-style room has a particularly open and bright feel thanks to the high ceilings. A bright kitchen niche blends discreetly into the living concept, while the west-facing balcony offers additional living comfort and a beautiful view. The furnishings combine the charm of historical style elements with modern technology. Old Berlin moldings, an efficient gas boiler and Velux double-glazed top-hung windows with electric external blinds ensure a pleasant living climate and stylish details. The building was constructed in 1910 and has been in the family for over a century. Together with the neighboring house, it forms a harmonious architectural ensemble from the Art Nouveau period. The carefully restored façade and original plasterwork reflect the historic character of the house. The inner courtyard is decorated with granite paving, brick edging and an elaborately restored Art Nouveau fence, rounding off the harmonious overall picture. For further information or to arrange a viewing appointment, please do not hesitate to contact us at any time.

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Details of amenities

- exclusive location in stylish stucco building
- first occupancy after loft conversion
- solid oak parquet flooring in herringbone pattern in all rooms and the hallway.
- zahna-Historie tiles laid in checkerboard pattern in the kitchen.
- heating pipes laid under plaster.
- new 4-sash Pax -historic wooden insulated windows with concealed fittings
- floor heating gas boiler installation 2021
- new meter cupboards in the basement with sub-distribution in the apartments
- velux windows as good as new with electric blinds
- balcony with view to the west

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All about the location

Wilhelmsruh, a charming district in the popular residential district of Pankow, impresses with its excellent public transport connections and its idyllic, almost small-town atmosphere. Originally a villa suburb of Berlin, Wilhelmsruh has retained its historic charm despite the many changes of the last hundred years. The mostly two-storey buildings near the old village center reinforce this small-town feel. The 1-bedroom apartment is only about a 7-minute walk from Wilhelmsruh S-Bahn station, from where the S1 to Wannsee and the S26 to Teltow run. From here, you can reach the Friedrichstraße S+U station in just 17 minutes and the Potsdamer Platz S+U station in around 20 minutes. Other transportation hubs such as the Reinickendorf S-Bahn station and the Residenzstraße U-Bahn station are also nearby. Bus routes connect Wilhelmsruh with the Pankow S-Bahn station and the Residenzstraße and Kurt-Schumacher-Platz U-Bahn stations, among others. The surrounding area offers plenty of opportunities for recreation: Lake Wilhelmsruher See, the Garibaldi pond, Schönholzer Heide and Berlin's green belt are all within walking distance and are perfect for relaxing walks. A little further away, the Niederschönhausen Palace Park and the Bürgerpark offer additional recreational opportunities. The infrastructure in Wilhelmsruh is excellent. There are kindergartens, elementary school, numerous shopping facilities as well as a medical and care center and various medical practices in the immediate vicinity. Thanks to the convenient public transport connections, you can quickly reach both the countryside and Berlin city center. The Wilhelmsruh S-Bahn station is around 500 meters away and Friedrichstraße can be reached in around 17 minutes. Bus connections are also within walking distance. Wilhelmsruh thus offers a perfect mix of quiet living and quick access to Berlin's lively city center - a truly liveable district of Berlin-Pankow.

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Other information

Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 19.8.2029. Endenergieverbrauch beträgt kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1910. Die Energieeffizienzklasse ist E. MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 2 para. 1 no. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when establishing a business relationship, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with § 11 Para. 4 GwG - for example by means of a copy. In the case of a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG. LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization. OUR SERVICE FOR YOU AS THE OWNER: If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.

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Contact partner

For further information, please contact your contact person:

Ulf Sobeck

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