



Restructured Apartment with 4.5 rooms in Schmargendorf

Objekt: 14193 Miete EN • 14193 Berlin
3.200,00 €





Daten im Überblick

ImmoNr	14193 Miete EN
Objektart	Wohnung
Objekttyp	Etagenwohnung
Nutzungsart	Wohnen
Vermarktungsart	Miete
Straße	Charlottenbrunner Straße
Hausnummer	xx
PLZ	14193
Ort	Berlin
Etage	1
Wohnfläche	ca. 155 m ²
Nutzfläche	ca. 160 m ²
Anzahl Zimmer	4,5
Anzahl Schlafzimmer	3
Anzahl Badezimmer	1
Anzahl sep. WC	1
Heizungsart	Fernwärme
Etagenzahl	4
Fahrstuhl	Personenaufzug
Balkon	Ja
Baujahr	1900
Zustand	Saniert
Energieausweis	Bedarfsausweis
Endenergiebedarf	154,5 kWh/(m ² a)
Energieausweis gültig bis	21.05.2028
Baujahr lt. Energieausweis	1900
wesentlicher Energieträger	Fernwärme
Nebenkosten	300,00 €
Warmmiete	3.800,00 €
Kaution	3 Nettokaltmieten á 3.200 € = 9.600 €



Kaltniete	3.200,00 €
Heizkosten	300,00 €



Beschreibung

This spacious, high ceiling apartment is the ideal new home for families. Completely restructered and renovated in March 2022, with smoothed walls and high quality wood floors stands in excellent condition. Its approx. 3.80 meter high ceilings and large windows give a great feeling and make it a warm, feel good, bright living space.

It offers three bedrooms with floor to ceiling tailor made wardrobes, a walk in wardrobe room and an approx. 35 sqm living room. Central meeting point is the large room with a state of the art built-in kitchen, fully equipped with AEG appliances.

Both the WC and the master bathroom are fitted with tiles and sanitary items of high quality and have large windows. The master bathroom is spacious and has a shower and a bathtub.

Your new home perfectly combines the peacefulness of a residential neighborhood and access to local shops. It's 2 min walk to the local shopping area, the S-Bahn Hohenzollerndamn and has easy access to the motorway. The apartment also has an exclusive use of a large cellar.

On arrangement the apartment comes partly or completely furnished/equipped (additional costs). Extra costs, not included in the rent and to be arranged by tenant: electricity, Internet an tv broadcasting fee.

The minimum rental time is 12 months.

Lage

The apartment is located in a quiet residential street with low traffic and speed limit. The city rail station Hohenzollerndamm, the motorway and shops of daily needs are accessible in approx. 2 walking minutes.

The well known "Roseneck" is located in approx. 2 km, the Kurfürstendamm boulevard in approx. 2 km.

The neighborhood offers public and private schools (BIS, BBIS, Graues Kloster), child care, and doctors.

The school bus stop to BBIS is arround the corner, commute to schol ca. 30 min.



Ausstattung Beschreibung

- ** Restruction/renovation in 2022
- ** ca. 3,80 meter high-ceilinged rooms
- ** smoothed walls
- ** high quality wood floors
- ** wooden double windows and double glassed windows of synthetic material
- ** 3 bedrooms
- ** 1 living room (ca. 35 sqm)
- ** 1 room with kitchen and dining area
- ** built-in kitchen incl. electronic appliances (AEG)
- ** 1 walk-in wardrobe room
- ** 1 master bathroom with window, shower and bathtub
- ** 1 powder room with window
- ** balcony
- ** 1 cellar
- ** Furnished or partly furnished on arrangement (extra costs).

Sonstige Angaben

The pictures show a first impression. For privacy and safety reasons additional pictures are not included.

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All information is given by third parties and are collected upon information and belief. herefore we do not guarantee for completeness and correctness.



Impressionen



Kitchen



Kitchen



Master bedroom



Bedroom 2



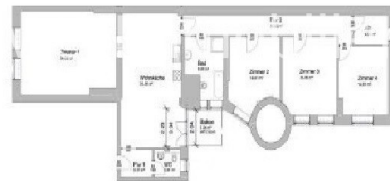
Room 3



Bathroom



The Building



Grundriss



Balcony



corridor



Walk in wardrobe



WC



Charlottenbrunner Straße



Ihr Ansprechpartner

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Rechtshinweis

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