

Berlin / Wilhelmsruh – Wilhelmsruh

# Unique 2-room Art Nouveau apartment in Wilhelmsruh - ready to move into and with historical elegance!

Property ID: 24071046C



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PURCHASE PRICE: 420.000 EUR • LIVING SPACE: ca. 81,06 m<sup>2</sup> • ROOMS: 2

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## At a glance

Property ID	24071046C
Living Space	ca. 81,06 m²
Floor	1
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	1910

Purchase Price	420.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2024
Condition of property	Renovated
Construction method	Solid
Equipment	Balcony

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Energy efficiency class	E
Energy certificate valid until	19.08.2029	Year of construction according to energy certificate	1910
Power Source	Gas		

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## The property

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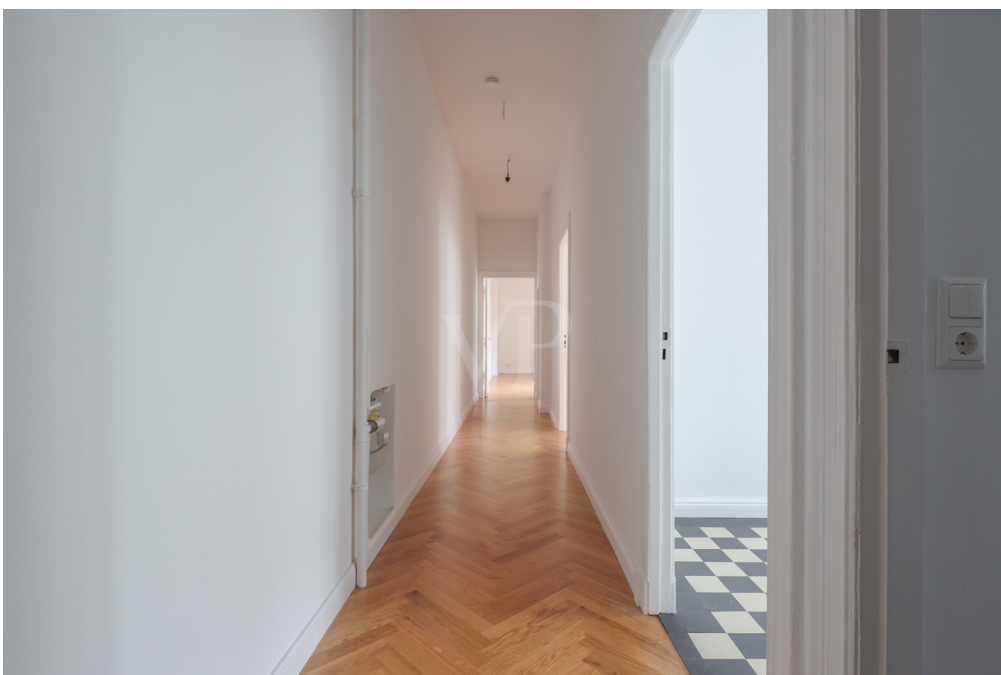
## The property





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Kundenbewertung ★★★★★ 4,9

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## A first impression

This spacious 2-room apartment with a living space of approx. 81 m<sup>2</sup> is located on the first floor of a representative Art Nouveau stucco building from 1910 in the popular Berlin district of Wilhelmsruh (Pankow). The apartment is ready to move into, has been lavishly and stylishly renovated and combines historical charm with modern living comfort - interesting for both owner-occupiers and investors, as neither rent index nor rent control apply to new rentals and therefore free rent structuring is possible. The apartment has two separate entrances - one from the front building and another from the side wing. Upon entering via the front building, you enter a spacious hallway from which a restored double wing door leads directly into the impressive Berlin room with its original stucco ceiling. A long hallway leads to the rear area of the apartment with a further large room, the kitchen, a daylight bathroom and a practical storage room. All rooms face the quiet, leafy inner courtyard. The sunny south-facing balcony is accessible from the kitchen and offers a pleasant view of the greenery. The extensive refurbishment was carried out with great care and attention to detail. Historic elements such as stucco ceilings, original doors and old Berlin moldings were painstakingly restored. High-quality solid oak parquet flooring in the classic single-strip herringbone pattern was laid in all living rooms and hallways. The kitchen is fitted with fine Zahna-Historie tiles in a classic chequerboard pattern. New, four-sash wooden insulated windows from PAX with concealed fittings provide contemporary thermal insulation while preserving the historic appearance. Custom-made radiator cladding and concealed pipes contribute to a clear and stylish overall appearance. The daylight bathroom has modern sanitary installations and offers a friendly atmosphere. The apartment is heated by gas central heating; the modern boiler was installed in 2021. The electrical distribution in the basement and within the apartment has also been renewed. A separate cellar room offers additional storage space. The building itself looks back on over 100 years of history, has always been family-owned and has been continuously maintained. The restored Art Nouveau façade with wrought-iron balcony railings, a historic plaster design and an inner courtyard paved with small granite paving stones underline the special character of the house. The location in the green and quiet district of Wilhelmsruh impresses with its pleasant living atmosphere, good infrastructure and proximity to public transport, shopping facilities and recreational areas. This apartment combines stylish old building flair with modern requirements and offers attractive prospects - both for owner-occupation and as an investment. Interested parties are welcome to contact us at any time for further information or to arrange a viewing appointment.



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## Details of amenities

- exclusive location in the green Pankow district of Wilhelmsruh
- stylish stucco building from the Art Nouveau period
- two apartment entrances
- original historic doors and stucco ceilings
- high-quality solid oak parquet flooring in herringbone pattern in all rooms
- Zahna history tiles laid in a checkerboard pattern in the kitchen
- New 4-sash Pax -Historic wooden insulated windows (double insulated with concealed fittings)
- Bedroom with window
- High-quality large tiles in the bathroom
- Modern floor heating with gas boiler (2021) and separate radio controller
- Plastered heating pipes
- new meter cupboards in the basement with sub-distribution in the apartments
- new balcony facing south into the quiet inner courtyard

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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 two-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 Friedrichstraße S+U station in just 17 minutes and 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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