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BERLIN-WEDDING · APARTMENT · VACANT

## Two-level 2-room flat in a 1904 building in Berlin-Wedding

Maisonette over ground and first floor in a quiet side wing, tenants due to move out soon

€175,000

64 m<sup>2</sup>

2 rooms

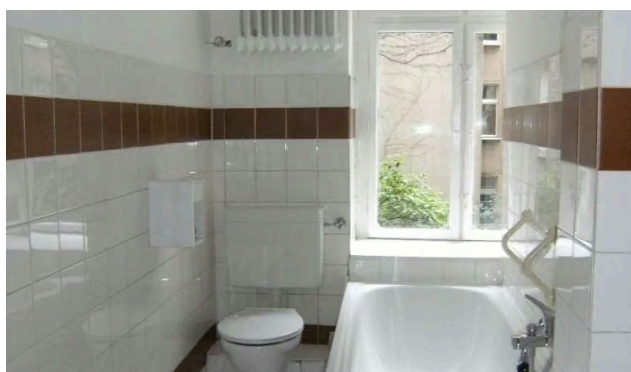
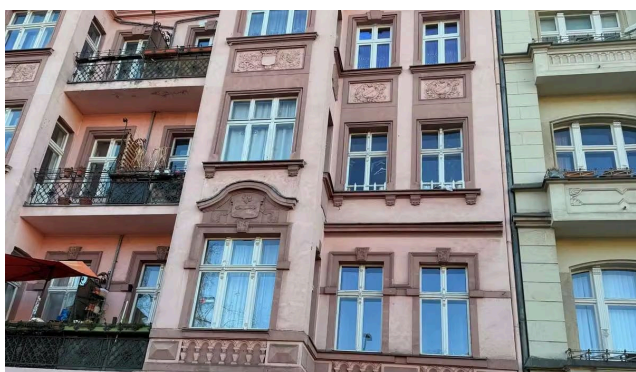
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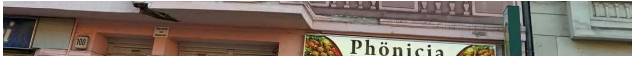


**Luba Baumgärtner**

Your contact for this property

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## The property

A maisonette of about 64 m<sup>2</sup> on two levels, the ground floor and the first floor. It is in the side wing of a five-storey period building dating from 1904. Two rooms in total. Each level has its own entrance, so the two floors can be used separately if needed.

The side wing faces away from the street, towards the rear of the plot. That makes the flat noticeably quieter than units at the front. The whole building is a residential and commercial property made up of a front building, a side wing and a rear cross building, in the layout typical of Berlin houses of that era. Several original period details remain, and the building is well maintained.

The flat was renovated throughout in 2009. Heating is central, fuelled by gas, with energy efficiency class E. The owners' association has decided to renovate the facade and the windows. The special levy for this work is paid by the current owner, not the buyer.

The flat is let at €425.50 per month net of service charges, €595.50 including them. The tenants have already found a new home and will move out soon, so the buyer can expect vacant possession. The monthly service charge to the owners' association is currently €333, of which about €247.32 can be passed on to a tenant.

Maisonette on two levels

Two separate entrances

Quiet side wing away from street

Renovated in 2009

Vacant possession expected soon

Facade and window levy paid by seller

U Seestraße about 100 metres away

## Key facts

|               |                   |
|---------------|-------------------|
| Type          | Apartment         |
| Town          | Berlin, Wedding   |
| Federal state | Berlin            |
| Postcode      | 13353             |
| Living area   | 64 m <sup>2</sup> |
| Rooms         | 2                 |

|                         |                |
|-------------------------|----------------|
| Floor                   | 1st floor      |
| Year of construction    | 1904           |
| Status                  | vacant         |
| Energy efficiency class | E              |
| Energy demand           | 143 kWh/(m²·a) |
| Energy source           | gas            |
| Reference               | 2980q          |

## The location

Wedding lies just north of the city centre and belongs to the borough of Mitte. It is a mixed, multicultural district with a working-class history, and in recent years it has become popular with students and young professionals. The Charité's Virchow-Klinikum campus and the Berliner Hochschule für Technik are both in Wedding.

Transport links are close. U-Bahn station Seestraße, several bus lines and a tram stop are about 50 to 100 metres from the building. Berlin Hauptbahnhof is about 4.5 km away. Müllerstraße, the district's main shopping street, is within walking distance. For green space there are the Volkspark Rehberge and the adjoining Goethepark nearby, and the Plötzensee lake with its open-air swimming pool.

**Who it suits.** Suits a buyer looking for a quiet city flat for their own use or for a student child, since the tenants are leaving and the U-Bahn and two universities are close by.

[More properties in Berlin →](#)

## What it costs in total

|                                       |         |
|---------------------------------------|---------|
| Real estate transfer tax (Berlin, 6%) | €10,500 |
|---------------------------------------|---------|

|                                           |              |
|-------------------------------------------|--------------|
| Notary and land register (approx. 1.5–2%) | €2,625–3,500 |
|-------------------------------------------|--------------|

|                   |                 |
|-------------------|-----------------|
| Agency commission | 3.57% incl. VAT |
|-------------------|-----------------|

Guide figures based on the asking price. The commission and who pays it are set out in the brokerage agreement, in line with German law (§§ 656a–656d BGB).

## Information on your right of withdrawal

### Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

### Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: [info@immobiliya.com](mailto:info@immobiliya.com)) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

### Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

### End of cancellation policy

### German original

### Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

### Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: [info@immobiliya.com](mailto:info@immobiliya.com)) mittels einer eindeutigen Erklärung (z. B.

ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

#### Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung

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