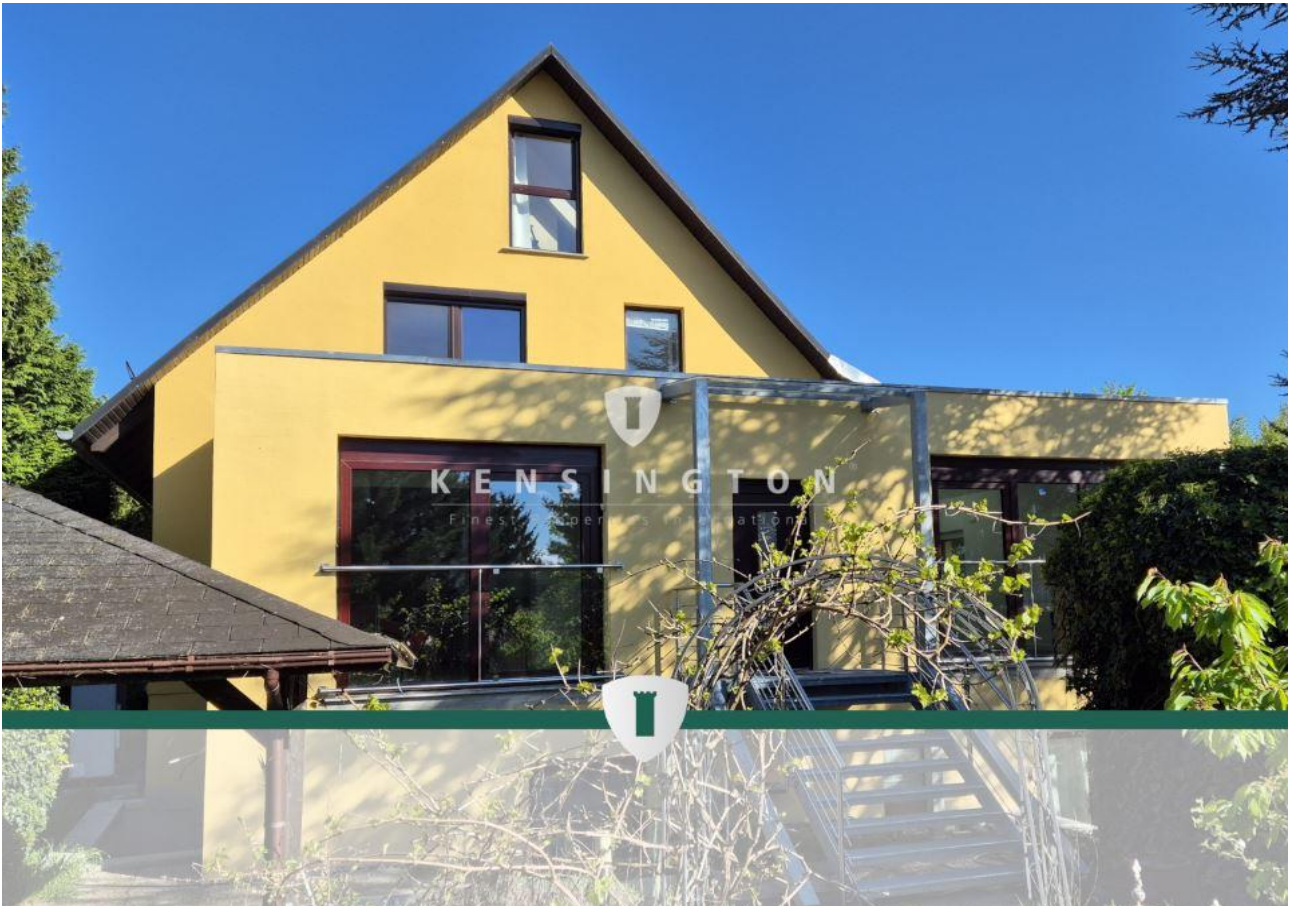




**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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<b>object number external:</b>	KensingtonKBSOB2411G	<b>Date:</b>	21.08.2024
<b>usage:</b>	business	<b>marketing method:</b>	rent/lease
<b>property:</b>	House	<b>construction year:</b>	1990
<b>place:</b>	12683 Berlin	<b>living space:</b>	186,00 m <sup>2</sup>
<b>Floor space:</b>	86,00 m <sup>2</sup>	<b>rentable space:</b>	272,00 m <sup>2</sup>
<b>Total size of site:</b>	1.652,00 m <sup>2</sup>	<b>Number of Rooms:</b>	5,0
<b>Number of bedrooms:</b>	3,0	<b>Number of bathrooms:</b>	2,0
<b>Number of sep. bathrooms:</b>	2,0	<b>number of parking spaces:</b>	2,0
<b>Condition:</b>	groomed		

## prices:

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<b>net rent:</b>	2.700,00 €	<b>additional costs:</b>	490,00 €
<b>heating costs:</b>	200,00 €	<b>parking garage:</b>	0,00 €
<b>rent, utilities included:</b>	3.290,00 €	<b>rent per m<sup>2</sup>:</b>	16,13 €
<b>bail:</b>	8.100,00 €	<b>broker's fee:</b>	2,38fach

## energy certificate:

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<b>type of energy ID:</b>	BEDARF	<b>expiry date:</b>	2034-04-23
<b>age group:</b>	2014	<b>heating YOC:</b>	2023
<b>beaconing:</b>	gas, air heat pump	<b>primary energy sources:</b>	LUFTWP
<b>final energy demand:</b>	37.15 kWh/m <sup>2</sup> /a		

## contact person:

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<b>name:</b>	Michael Grunow	<b>street:</b>	Weißenhöher Str. 64
<b>place:</b>	12683 Berlin	<b>phone:</b>	+49 030 510 666 28
<b>Email:</b>	michael.grunow@kensington-international.com	<b>www:</b>	www.kensington-berlin.com

# Infrastructure:

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## images

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Gartenansicht



Straßenansicht



Straßenansicht



Wärmepumpe und Klimaaggregat



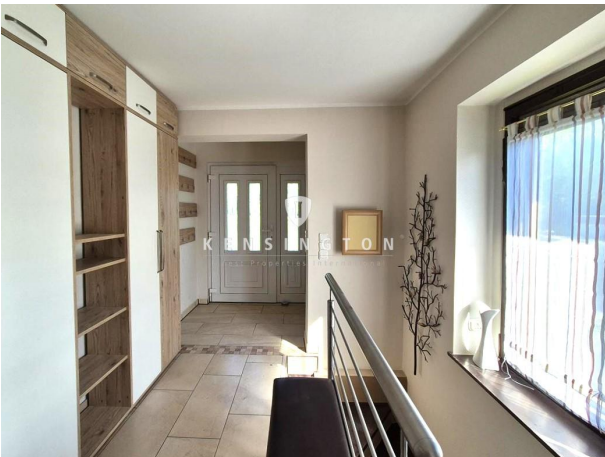
Küche



Eingangsflur



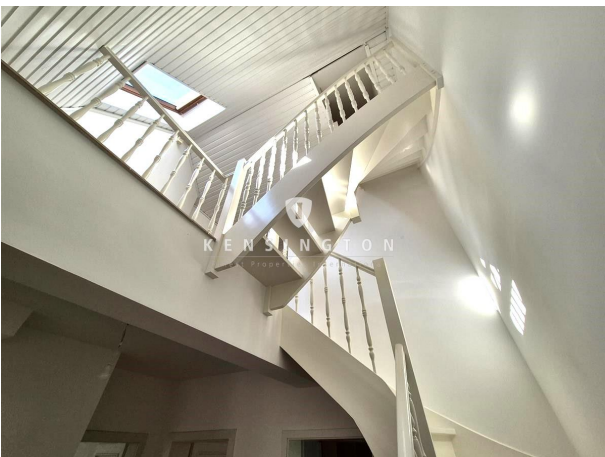
Zwischenflur



Flur im EG



Treppe ins OG und Spitzboden



Duschbad im EG



Wohnbereich Gartenblick



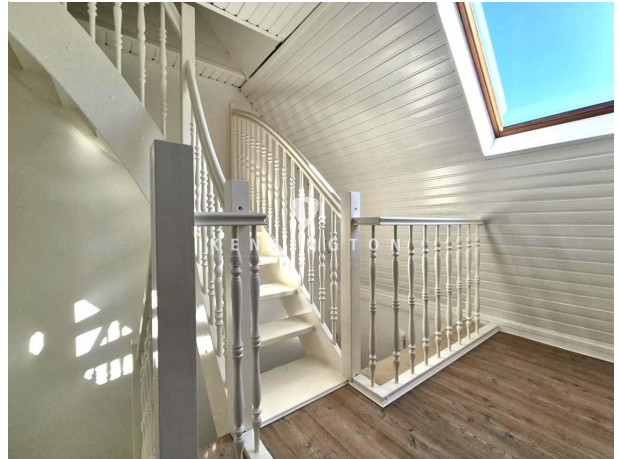
Kamin im Wohnbereich rechts



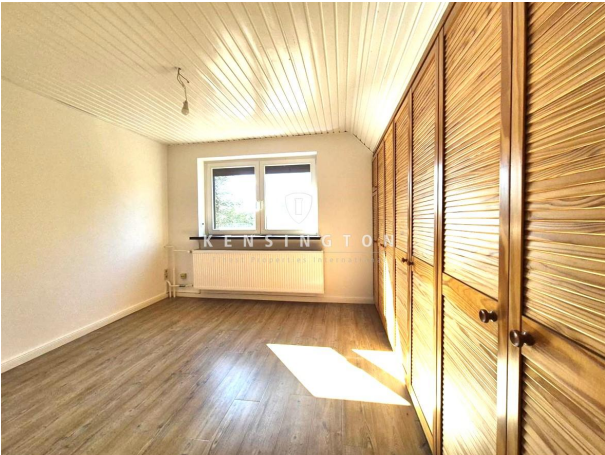
Blick in den Garten



Flur im OG



Schlafen OG mit Einbauschränken



Wannen- und Duschbad im Obergeschoss



Gartenblick vom OG mit Solaranlage



Gartenblick

