

Exposé

Wohnung in Berlin

2-Room Apt., furnished in Wilmersdorf



Objekt-Nr. OM-313093

Wohnung

Vermietung: **1.200 € + NK**

Ansprechpartner:
Gordon Pietrek

14197 Berlin
Berlin
Deutschland

Baujahr	1930	Summe Nebenkosten	340 €
Etagen	3	Mietsicherheit	2.600 €
Zimmer	2,00	Übernahme	sofort
Wohnfläche	50,00 m ²	Zustand	saniert
Nutzfläche	50,00 m ²	Schlafzimmer	1
Energieträger	Gas	Badezimmer	1
Nebenkosten	200 €	Etage	2. OG
Heizkosten	140 €	Heizung	Zentralheizung

Exposé - Beschreibung

Objektbeschreibung

The approx. 50 m² 2-room apartment is located on the 2nd floor of the front building. The apartment was completely renovated in 2018. The two rooms are separately accessible.

The apartment faces the courtyard in a south-west direction. The wide courtyard with its nice old trees is closed as an inner small park for the one block of houses. Thanks to the south west direction and the nice courtyard, the apartment is lightened with a nice peaceful green view.

Ausstattung

Large and modern built-in wardrobes are installed in the hallway and bedroom and a small bureau in the living room. There is also a closed service cupboard for the washing machine and dryer.

The open living and dining room with a modern built-in kitchen is pleasant and inviting.

The modern bathroom with bathtub and window is equipped with electric underfloor heating.

The apartment's floor is an original wooden boards and high-quality tiles.

Fußboden:

Parkett, Fliesen

Weitere Ausstattung:

Balkon, Keller, Vollbad, Einbauküche

Sonstiges

The entire house is well-kept and managed.

We are looking for a tenant who needs temporary use of the rented property. In March 2025, the owner wants to use the apartment himself.

Lage

The Laubenheimer Street is located in Berlin-Schmargendorf, a part of Wilmersdorf district. The residential area with its green surroundings has always been very popular as it is calm and peaceful, together with lovely shops for daily needs, still within the Berliner Ring and great transportation connections in the city. House number 31 stands on the section between Suedwestkorso and Ruedesheimer Str. in a very quiet residential street.

The city highways can be reached in a few minutes' drive. For the public transportation, the house is located between the subway stations Ruedesheimer and Breitenbachplatz (5-6 minutes on foot) and the bus routes 101, 248 and the N3 (1 minute walk) going through the Suedwestkorso street.

Ruedesheimer Platz with its cafes, shops and well-known winery festival is a 5 minutes' walk, as well as supermarket, bakery and health-food shops. The Schloßstrasse with many shops and shopping malls can be reached in 15 minutes on foot or in 5 minutes' drive.

Sonstiges

Infrastruktur:

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Hauptschule, Realschule, Gymnasium, Gesamtschule, Öffentliche Verkehrsmittel

Exposé - Galerie



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Exposé - Galerie

