

**FOR RENT**



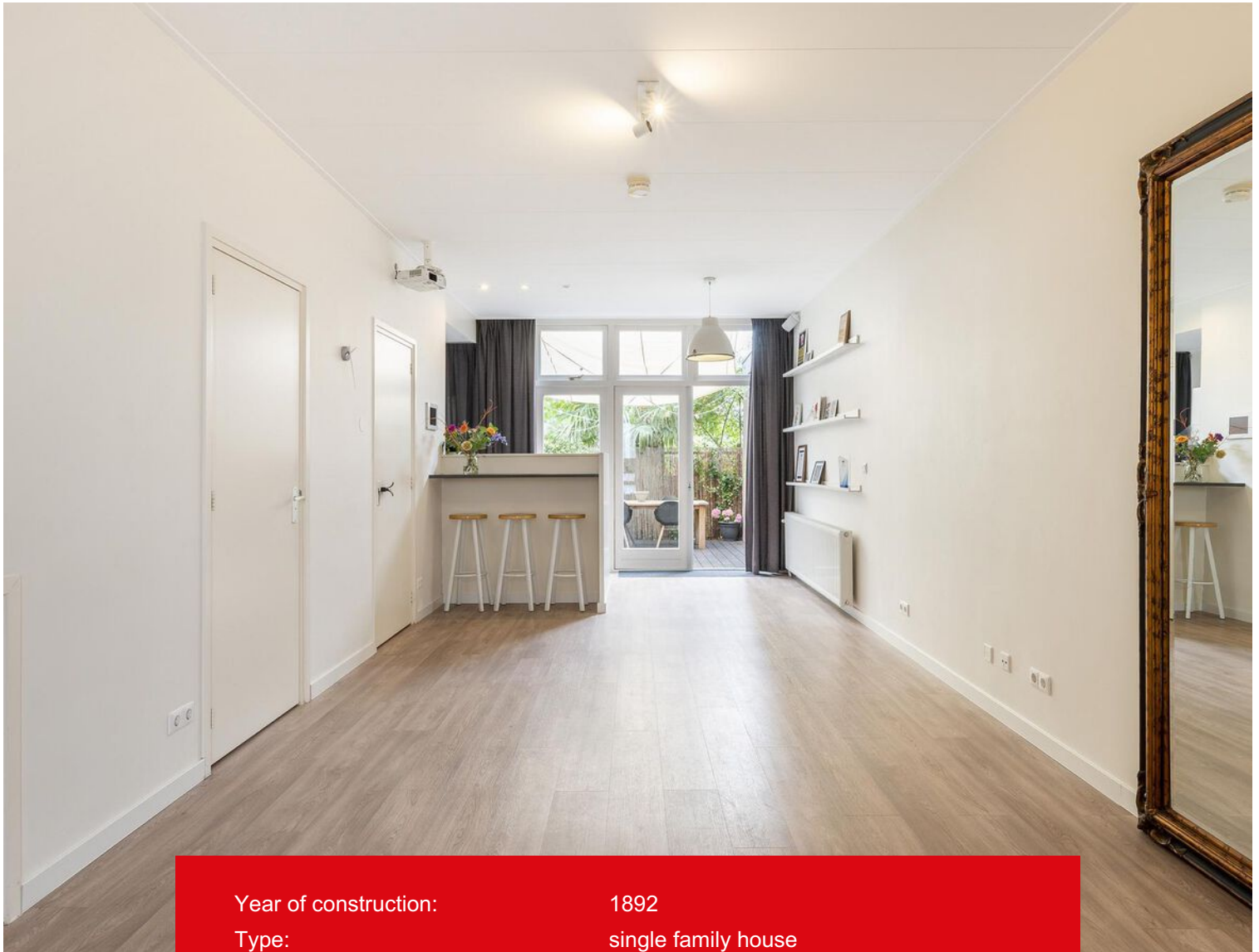
**Kolpa v|d Hoek**

Tollensstraat 42 AB  
3035 NJ Rotterdam

Rent:  
€ 2.500,- per month

MAKELAARS ♦ TAXATEURS

# Features & specifications



Year of construction:	1892
Type:	single family house
Rooms:	5
Capacity:	427 m <sup>3</sup>
Living area:	122 m <sup>2</sup>
Garden:	28 m <sup>2</sup>
Heating:	central heating system
Energylabel:	D



## Description

Unfurnished 3 bedroom house with backyard near the famous shopping street the Zwart Janstraat. The direct vicinity of the Zwart Janstraat includes restaurants, supermarkets, a wide variety of stores, public schools and more. Public transportation is within walking distance with fast connections to Rotterdam Central Station. The apartment is conveniently located to highways, Rotterdam The Hague Airport and international schools in Rotterdam.

### Layout:

#### Ground floor:

Double entrance. One entrance leads to the 1st floor, other entrance leads to the ground floor with backyard. Living room with half open kitchen and French doors to the backyard. The backyard is approximately 28m<sup>2</sup>. At the front of the house there is a separate room, which could be used as a home office.

#### 1st floor:

Landing with separate toilet. At the front is a second living room, dining room and at the rear a second open kitchen. One of the living rooms could be fitted with a wall, which would allow it to function as a bedroom.

#### 2nd floor:

At the top of the stairs you have access to the bedrooms. The washer and dryer connections are located on the landing. The bathroom is accessible from one of the bedrooms and is equipped with a bathtub with shower and sink.

Details:

- Unfurnished delivery;
- Sunny backyard;
- Located near the famous Zwart Janstraat.

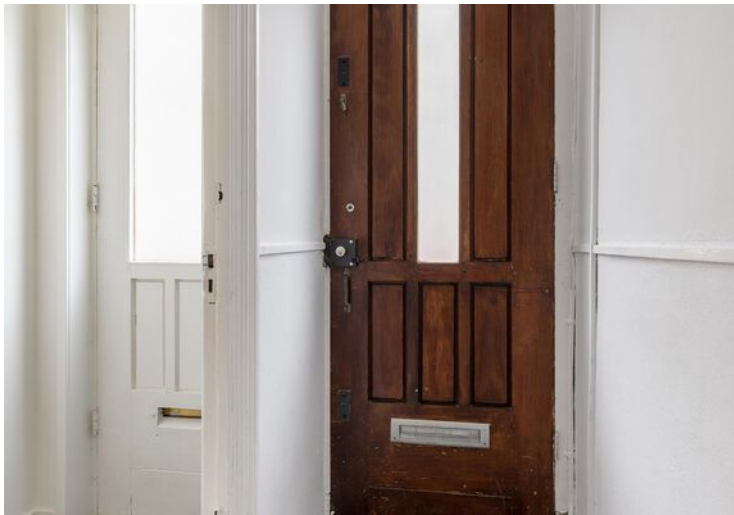
Lease terms:

- Lease term: minimum of 1 year;
- Rent effective date: directly;
- Rent review: the rent will be increased annually by a percentage determined by the Central Bureau of Statistics (CBS), according to the provisions of the general provisions of the rental agreement housing;
- The costs of gas, water, electricity consumption, internet and television etc. are not included in the rent and should be settled directly with the utility company.
- Deposit: in consultation, minimum 1 month.

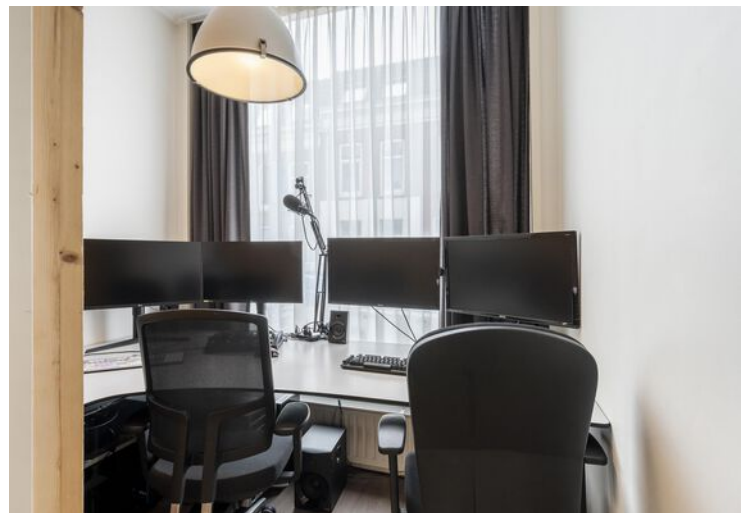
This information has been carefully compiled by Kolpa Rental Services. However, no liability is accepted for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All dimensions and surface areas are indicative. The NVM conditions apply.

















# Location on map

