



**61 SQM – 1 Bedroom Apartment in
Exclusive Charlottenburg – Kaiser Friedrich Strasse**

Price: €75,000



Constructed in 1905, this beautiful, traditional Alt Bau building is situated in a most sought after and central location in Charlottenburg on the Kaiser Friedrich Strasse. A well positioned city centre location, this 1 bed roomed, first floor apartment situated at the rear of the building is offered with an existing tenant.

The location of this property provides excellent transport links within a few minutes at the Bismarckstrasse U Bahn along with bus stations at the end of the road into the city centre. The central Kurfurstendamm can be reached within a few minutes on the

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underground, buses and by car. Additionally, the Kanstrasse is within a short distance from this property.

The Berlin Ring motorway can be reached within minutes ensuring easy access to Berlin city centre and surrounding locations.

With the Charlottenburg Schloss Palace, the Ku Damm - main tourism and shopping location, and the Olympia Stadium all within minutes of this apartment this really is a first class location.

The apartment has an existing tenant, giving a cold rent of €4,172 per annum giving a 5.6% rental yield.

Key Features

61SQM – 1 BEDROOMED APARTMENT

NET Rent. €4172 per annum

NET Rent per SQM €5.70 per SQM

Excellent Location.

Good NET Rental Yield of 5.6%.

Existing Long Term Tenant



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Kaiser Friedrich Strasse – The Street



The Back House – Rear of Kaiser Friedrich Strasse



Entrance to Building

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Main Entrance – Kaiser Friedrich Strasse



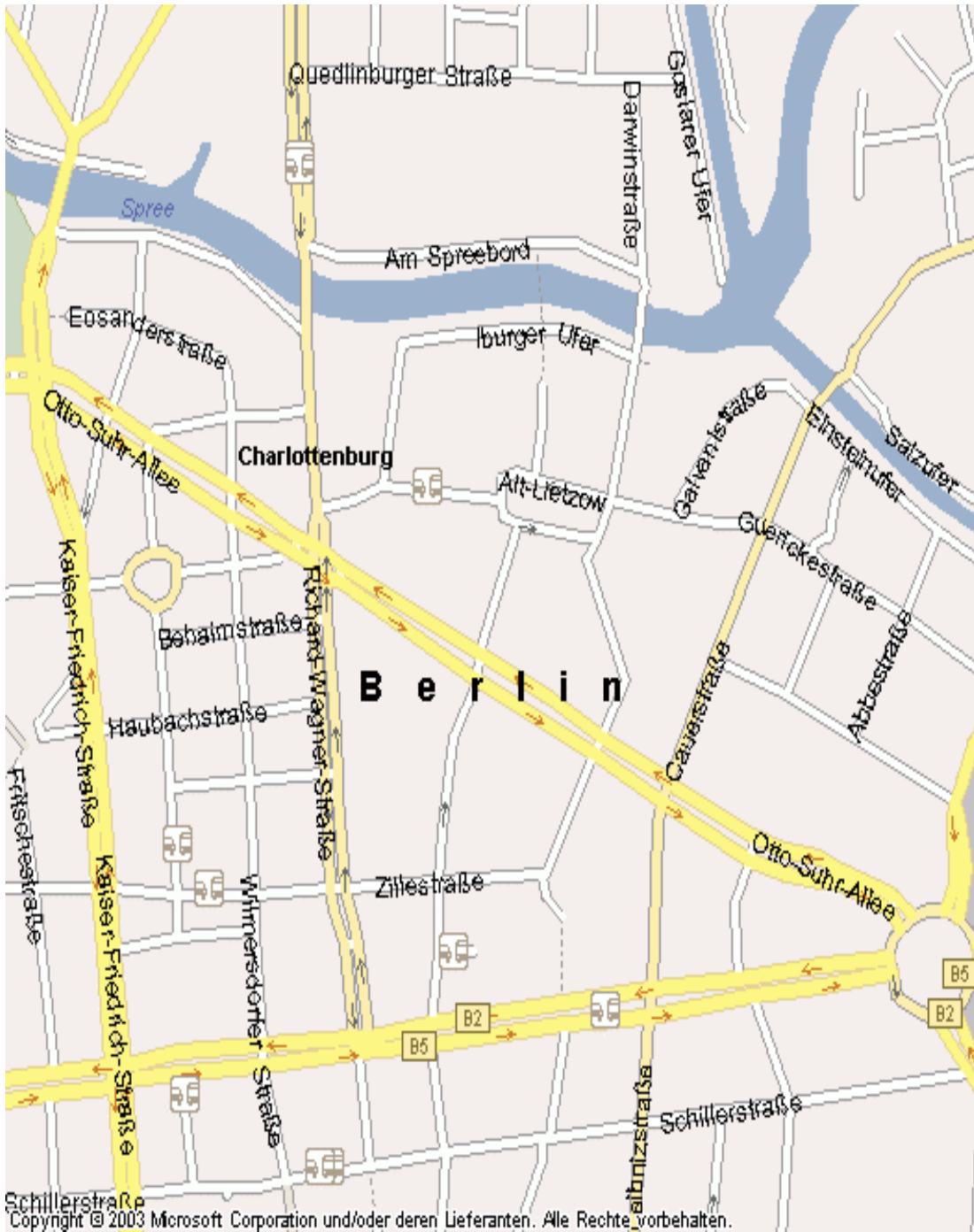
Original Features – Entrance Hall

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Stairwell

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Location Map

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