HomeCompany
Wohnen auf Zeit

Immobilien-Exposé

Appealing, fully furnished apartment with internet access, home office and compact balcony, in an excellent residential area

Objekt-Nr. D1140

Wohnung zur Miete

in 40235 Düsseldorf

Details

Nichtraucher

Pauschalmiete **1.550 €**	Kaution **2.000 €**	Wohnfläche **90 m²**
Zimmer **3**	Verfügbar ab **31.10.2026**	Nichtraucher **Ja**
Zustand **Gepflegt**	Schlafzimmer **1**	Bad mit **Wanne**
Möbliert **voll**	Kabel-/Sat-TV **Nein**	Gartennutzung **Nein**
Kontakt E-Mail direkt **duessel-dorf@homecompany.de**	WLAN **true**	Waschmaschine **true**
Ab Datum **1793404800**	Verfügbar ab **31.10.2026**	Minimale Mietdauer **3 Monate**
Maximale Personen **2**	Property Title **residence / short-term rental / Düsseldorf**	

Beschreibung

Attractive, cosy maisonette in an excellent, upmarket residential area, only five minutes' walk from the Grafenberger Wald woods. International occupants welcome. Enjoy the view and the surrounding environment, which is peaceful and quiet at all times of day.
Two minutes away from the Ostpark and Grafenberger Allee, were you will find all shops to meet your daily needs. The tram/underground rail takes you to the city centre (Am Wehrhahn) in less than ten minutes.
The building, including its entrance and hallway, is very well maintained. Move in and immediately feel at home!
The stated rent applies if occupied by one person. If occupied by two people, the rent increases by €50 per month.
The rent already includes service charges and heating costs. There is also an advance payment of €50 to €70 for electricity, which will be settled against your actual usage. The rent also includes the cost of clea-

ning the windows every ten weeks.
We have not yet received a copy of the energy certificate from the property owner, but it has been requested.

Ausstattung

The apartment features oiled parquet flooring, with the exception of the gallery level, where a Tretford carpet provides homely comfort. Blinds on the inside of the windows provide shade, and there are also shutters on the outside. Guest access to the internet connection (100 MBit/s).
The bathroom has natural light and features a bath with shower attachment, as well the washing machine and dryer. A separate, compact utility room houses important household helpers such as an iron and ironing board and cleaning utensils.
A generous basic range of cooking utensils, tableware, bedlinen (all-seasons duvet) and towels is provided. The homely, compact dining kitchen is equipped with a ceramic hob, oven, sink and fridge-freezer. If required, a dishwasher can also be provided. A Nespresso coffee machine, toaster and kettle are also provided.
The living room is furnished with a comfortable two-seater sofa, an armchair, dining table with four chairs, shelving and a sideboard.
The large bedroom offers a magnificent view of surrounding gardens and the Grafenberger Wald. It is furnished with an antique walnut bed (2m x 2m), two bedside tables, chest of drawers, two-door wardrobe and an additional clothes rack. It also enjoys a quiet location at the rear of the building.
On the gallery level is a large, open-plan room with large roof windows and Velux roof balcony, meaning it is light and airy in summer. As well as the home office area with desk and chair, there is an additional seating area with sofa and two wicker chairs, where you can enjoy cable TV.
The apartment is perfect for an uncomplicated start in Düsseldorf. All you need to do is unpack your bags!

Internetzugang Waschmaschine

Sonstiges

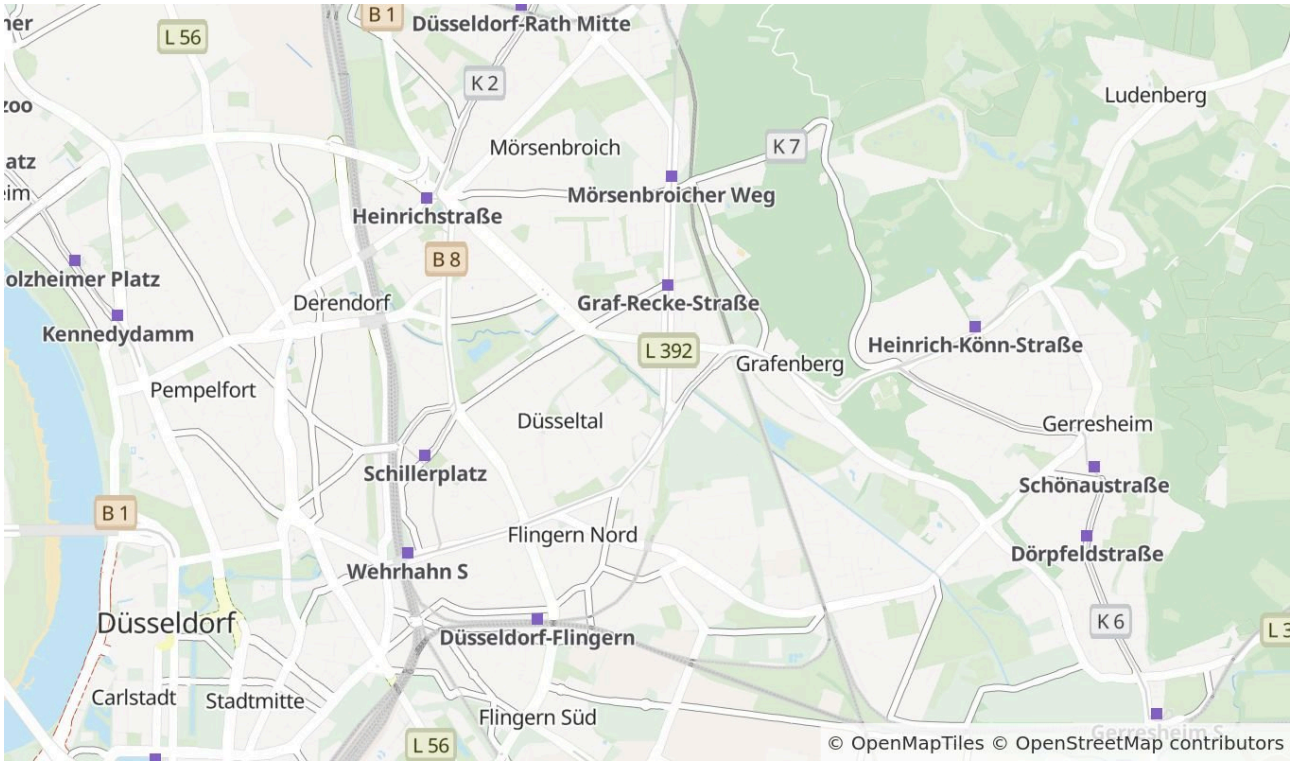
We welcome all English-speaking customers!

Lage & Umgebung

40235 Düsseldorf

Grafenberg
Even though the racecourse, Rochusclub tennis complex and other things that are erroneously unders-

tood to be in Grafenberg are not actually in Grafenberg, it still benefits from these attractions. Strictly speaking, Grafenberg lies at the foot of the Grafenberger Wald woods. It benefits from good infrastructure as well as the shops around Staufenplatz.
And on the subject of Staufenplatz: When the (large) circus is in town, this is where the tents are pitched. It is also regularly home to spectacular shows and popular open air attractions. The well-attended Easter fair and associated shooting competition has become a tradition.
Also nearby, a quite different type of attraction literally bubbles out of the ground – the 'Jan-Willem spring'. Once upon a time, its waters helped its namesake, one of the city electors, with his digestion problems. This spring on the slopes of the Grafenberger Wald, and which is now in the grounds of an old people's home, had at one time dried up. It has now been opened up again, along with the surrounding park, which was laid out by the well-known garden planner Maximilian Weyhe.



Die Karte zeigt den ungefähren Standort der Immobilie. Die vollständige Adresse erhalten Sie bei uns.

Study

Living room

Living room

Bedroom

Bedroom

Garden view

Kitchen

Kitchen

Bathroom

Storeroom

Kontakt

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Ihr Ansprechpartner

HomeCompany Team

Impressum

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