



**For Sale**

**Parkstraat 79 B**

2514 JG Den Haag

Up and downstairs house 147m<sup>2</sup>

**Vraagprijs € 850.000 k.k.**

<b>Price</b>	€ 850.000 k.k.
<b>Homeowners association costs</b>	€ 196
<b>Status</b>	Sold
<b>Acceptance</b>	In consultation
<b>Apartment type</b>	Up and downstairs house
<b>Build type</b>	Existing
<b>Build year</b>	1996
<b>Maintenance</b>	Excellent
<b>Maintenance outside</b>	Good
<b>Living surface</b>	147m <sup>2</sup>
<b>Other surface</b>	8m <sup>2</sup>
<b>Volume</b>	510m <sup>3</sup>
<b>Rooms</b>	6
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floors</b>	3
<b>Facilities</b>	Alarm, Outside sun screen
<b>Energy label</b>	B
<b>Isolation</b>	Roof insulation, Wall insulation, Floor insulation, Insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	(2019, Combined furnace, Owned)
<b>Location</b>	In town center, In residential area, Sheltered location
<b>Balcony</b>	Yes

<b>Garden</b>	Backyard, Sun terrace
<b>Sun terrace</b>	Southeast, 26m <sup>2</sup> , 522×490cm
<b>Shed</b>	Indoor
<b>Shed facilities</b>	electricity, water
<b>Garage type</b>	Car park, Parking spot

Six-room townhouse with garden, large roof terrace, and underground parking.

This hidden gem, accessible via both the Parkstraat and the Willemstraat, is situated in a quiet, traffic-free courtyard surrounded by greenery, yet just minutes from the vibrant city centre, entertainment venues, public transport, and motorways. This exceptional home is in excellent condition and features top quality finishes and materials.

Layout:

The entry opens to a vestibule and hallway. On the left is a dressing room; on the right is a good-sized storage room with a door to the outside.

Facing the back are two bedrooms with fitted wardrobes and access to a balcony and compact garden with evening sun. There is also a guest lavatory with washbasin, separate laundry, and modern bathroom with shower, washbasin, and heated towel rail.

A beautiful staircase ascends to the first floor, with a landing, modern WC, and gorgeous leaded glass doors leading to the living/dining room with southeast-facing balcony.

The dining area is open to the modern luxurious kitchen featuring stone countertops and an island, and equipped with a dishwasher, induction cooktop, extractor, oven, and fridge/freezer.

The second floor comprises a landing, central heating area, and door to a nicely decorated roof terrace with a storage cupboard. A spacious bedroom with leaded glass windows adjoins a large bathroom with bath, washbasin, and WC.

All three levels are laid with oak parquet flooring

Facts, figures, and features:

- Electric sunshades at the front
- Alarm system
- Reserved parking space, annual contribution €100
- Active Homeowners Association, monthly contribution €196
- Dimensions are indicative, see floor plans
- Available in mutual consultation

















