



For Sale

Van Slingelandtstraat 139

2582 XL Den Haag

Upper floor apartment, Double upstairs house, 138m²

Vraagprijs € 625.000 k.k.

Price	€ 625.000 k.k.
Homeowners association costs	€ 150
Status	Sold
Acceptance	In consultation
Apartment type	Upper floor apartment, Double upstairs house
Bottom floor	2
Build type	Existing
Build year	1911
Maintenance	Good
Maintenance outside	Good
Particulars	Protected town view
Living surface	138m ²
Volume	505m ³
Rooms	6
Bedrooms	4
Bathrooms	1
Floors	2
Energy label	D
Isolation	Partial insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Intergas Hoogrendement (2020, Combined furnace, Rent)
Location	Near quiet road, In residential area, Clear view
Balcony	Yes

Spacious (ca. 138m²) six-room duplex apartment with lots of classic original architectural details and 2 sunny balconies in the desirable Statenkwartier.

The neighbourhood is one of the city's most popular areas – and with good reason! Just steps away is The Hague's best retail street (Frederik Hendriklaan, a.k.a. "De Fred") with a vast array of shops, restaurants, and sidewalk cafes. The beach resort of Scheveningen and the harbour are also only a few minutes away by bike, and several public transport lines just around the corner connect to the city centre and railway stations.

Layout:

The entrance at street level opens to a vestibule with beautiful Castello tile flooring.

At the top of the stairs to the 1st floor is a landing, a bedroom, and a small bathroom with shower, washbasin and toilet. The large living/dining room has original sliding doors framed by storage cupboards on both sides, ornamental plaster ceilings, paneled doors and a lovely bay window. Facing the back is the separate kitchen with a stainless steel 6-burner stove/oven, a fridge/freezer, and an extractor fan.

The 2nd floor has a landing with a built-in laundry cupboard and a separate w.c. with washbasin. Overlooking the street is a good-sized room with French doors that open to a balcony with morning sun. Facing the back is a big room with a room-spanning wall of fitted wardrobes and doors to a sunny southwest-facing terrace plus a 4th bedroom with a balcony. The bedrooms share a modern bathroom outfitted with a bath, separate shower, washbasin, and heated towel rail.

Both levels are laid with oak paneled flooring.

Facts, figures and features:

- Freehold
- Interior space ca. 138 m²
- Lots of original architectural elements including sliding and paneled doors, decorative plaster ceilings, stair railings, etc.
- Wooden window frames with double glazing in the main bedroom
- Front and back facades pointed; rear façade impregnated
- Roof covering replaced in December 2012
- Located in a protected urban landscape area
- Central heating unit dating from 2020
- ½ share in the Homeowners Association, monthly contribution € 150 (ca. € 10,000 in reserves)
- Given the age of the property, older construction and/or materials disclaimers will be included in the NVM purchase agreement
- Available in mutual consultation

Intrigued? Contact an NVM estate agent, who will represent your interests and save you time, money, and worries.

Addresses of NVM agents in the area can be found on the Funda website.

The foregoing information has been carefully compiled by our office, among other things on the basis of the data made available to us by the seller. However, no liability can be accepted by Estata Makelaars o.g. for any

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