



**For Sale**

**Nicolaistraat 56 A**

2517 TC Den Haag

Upper floor apartment, Apartment, 123m<sup>2</sup>

**Vraagprijs € 595.000 k.k.**

<b>Price</b>	€ 595.000 k.k.
<b>Homeowners association costs</b>	€ 124
<b>Status</b>	Sold
<b>Acceptance</b>	In consultation
<b>Apartment type</b>	Upper floor apartment, Apartment
<b>Bottom floor</b>	2
<b>Build type</b>	Existing
<b>Maintenance</b>	Excellent
<b>Maintenance outside</b>	Good
<b>Particulars</b>	Protected town view
<b>Living surface</b>	123m <sup>2</sup>
<b>Volume</b>	419m <sup>3</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floors</b>	2
<b>Energy label</b>	E
<b>Isolation</b>	Partial insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	(Combined furnace, Owned)
<b>Location</b>	Near quiet road, In residential area
<b>Balcony</b>	Yes

Five-room duplex apartment in excellent condition.

This beautifully appointed and spacious home, which has been completely refurbished to exacting standards a few years ago, is situated in the popular Duinoord neighbourhood. The location is a perennial favourite; close to two of The Hague's best places to shop and dine – the Reinkenstraat and the Frederik Hendriklaan, a.k.a. 'de Fred', where royalty is rumoured to shop. International schools and organisations, public transportation, the city centre and the seaside are all within easy reach.

Layout: entrance at street level; stairs to first floor where the front door of the apartment opens to another set of stairs to the next floor.

This level comprises a landing; guest lavatory; a huge living/dining room with 2 mantels and French doors to a sunny southeast-facing terrace; and an extra room, suitable as a study or bedroom. The luxurious new open kitchen is exceptionally well outfitted, including a breakfast bar, free-standing range with 5 gas burners and 3 ovens, side-by-side fridge/freezer, and wine cooler.

The third floor has a landing with skylight, 3 good-sized bedrooms, and a new bathroom with adjoining balcony, featuring a walk-in rain shower, double vanity, and w.c.

For dimensions, please consult the floor plan

Noteworthy extras:

- 3 bedrooms and a study
- 2 balconies
- parquet flooring in all rooms
- the age and materials clause will be included in the NVM purchase agreement

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 incomplete or inaccurate information, nor for the consequences thereof.













