



For Sale

Houtrustlaan 10

2566 ZT Den Haag

Upper floor apartment, Double upstairs house, 124m²

Vraagprijs € 685.000 k.k.

Price	€ 685.000 k.k.
Homeowners association costs	€ 50
Status	Sold
Acceptance	Directly
Apartment type	Upper floor apartment, Double upstairs house
Bottom floor	1
Build type	Existing
Build year	1923
Maintenance	Excellent
Maintenance outside	Good
Living surface	124m ²
Other surface	9m ²
Volume	490m ³
Rooms	6
Bedrooms	4
Bathrooms	1
Floors	2
Energy label	B
Isolation	Roof insulation, Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	(Combined furnace, Owned)
Location	Near edge of forest, Near quiet road, In residential area, Clear view
Balcony	Yes

Beautifully appointed, fully furnished 6-room duplex apartment with unobstructed views from both sides.

This exceptionally bright and attractive home is perfectly positioned just minutes from the seaside at Scheveningen and Kijkduin, and within easy cycling distance of the city centre. Three of the city's nicest shopping districts (Frederik Hendriklaan, Fahrenheitstraat, and Mezenlaan) are close by, as are sports facilities, public transport, and several (international) schools including the International School and European School of The Hague.

Seaside resorts Kijkduin and Scheveningen, sports facilities, Bosjes van Poot, Bosjes van Pex, and just a stone's throw from the dunes, beach, and sea!

Close to public transport and main roads.

LAYOUT

Private entrance at street level with vestibule and stairs to the first floor.

FIRST FLOOR

Spacious landing, modern toilet, side room suitable as a study or guest bedroom with washing machine and dryer connections.

Atmospheric and bright living/dining room with original ceiling. Generous, modern kitchen with built-in appliances.

SECOND FLOOR

Spacious landing with an insulated attic offering the potential to extend with a dormer window. A permit for this was granted in the past. Modern toilet, front-side room with dormer window, bright front bedroom with two built-in wardrobes and French doors leading to the balcony, rear bedroom with dormer window. Modern bathroom (2021) with walk-in (rain) shower and washbasin.

FEATURES

- unobstructed views
- the ground lease has been perpetually (re)issued by means of a notarial deed
- the ground rent and administrative fees have been bought off in perpetuity
- 3 bedrooms and a guest room
- active Homeowners' Association (VvE); monthly contribution is €50,-
- see floor plans for layout and measurements
- the NVM purchase agreement will include materials and age-related clauses

Are you excited about this home but haven't sold your current property yet? Feel free to contact our office for a valuation, with no further obligation. We'll schedule an appointment with one of our agents so you'll quickly gain insight into your possibilities.

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