ESTATA
MAKELAARS O.G.

For Sale

Burgemeester van der Werffstraat 89
2581 SG Den Haag

Ground floor apartment, Apartment, 52m²

Vraagprijs € 299.000 k.k.

Estata Makelaars O.G.
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2597 JS Den Haag

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Price	€ 299.000 k.k.
Homeowners association costs	
	€ 84
Status	Sold
Acceptance	In consultation
Apartment type	Ground floor apartment, Apartment
Build type	Existing
Build year	1912
Maintenance	Good
Maintenance outside	Good
Particulars	Protected town view
Living surface	52m²
Volume	190m³
Rooms	2
Bedrooms	1
Bathrooms	1
Floors	1
Facilities	Smoke duct
Energy	D
label	
Isolation	Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	(Owned)
Location	Near quiet road, In residental area
Garden	Backyard
Backyard	East, 47m², 775×600cm

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Shed	Free standing, stone

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Quietly located, just steps from the popular Frederik Hendriklaan, this bright and comfortable ground-floor apartment in a charming building features a surprisingly spacious rear garden with storage shed. Enjoy peaceful living while having all amenities within easy reach.

Peaceful living in the popular Geuzenkwartier, close to beach, harbor, and city.
This apartment is situated on a quiet street in the sought-after Geuzenkwartier, in an ideal location for those who want everything nearby. Within minutes, you can walk to the lively Scheveningen marina, the beach, the dunes, and the bustling boulevard. Luxury shops, cafés, and restaurants along Frederik Hendriklaan and Willem de Zwijgerlaan are also just around the corner. Start your day with a stroll along the “Fred” and enjoy the wide variety of shops and dining options.

The apartment is located in The Hague’s International Zone, making it perfect for professionals. Several (international) schools and sports clubs are within easy reach. The city center is only ten minutes away by tram.

For culture and recreation enthusiasts, the area offers plenty of options: various museums, sports facilities, and green spaces are nearby, and public transport connections are excellent.

Layout:

Ground Floor:
Through the private entrance, you enter the hallway with a draft lobby. The hall features a storage closet, electrical installation, and laundry connections. There is also access to the bathroom, which includes a toilet, shower, towel radiator, and washbasin.

The living room is a bright and welcoming space with a gas fireplace and French doors opening onto the garden. Large windows at both the front and rear of the apartment let in plenty of natural light throughout the day.

Adjacent to the living room is the kitchen, equipped with a gas stove, fridge/freezer, sink, dishwasher, and a door leading to the garden. The kitchen also has a large window.

The bedroom, quietly located at the rear of the apartment, features a built-in wardrobe and French doors opening onto the garden.

The lovely garden includes a paved terrace, flower borders and a spacious storage shed. The living room, bedroom, and kitchen all provide direct access to this outdoor area.

Features:
- living area approximately 52 m²
- located in a protected cityscape (Rijks Beschermd Stadsgezicht)
- charming building with only two apartments
- quietly located in the highly desirable Geuzen- and Statenkwartier with all amenities within reach
- monthly homeowners association (VvE) contribution: € 83,50
- fully fitted with PVC window frames and double glazing
- spacious and inviting garden with storage shed
- extremely bright and sunny apartment

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- measurements are indicative in accordance with NVM measurement guidelines
- age and materials clause included in the NVM purchase agreement
- non-occupancy clause included in the NVM purchase agreement
- delivery in consultation; available soon

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.

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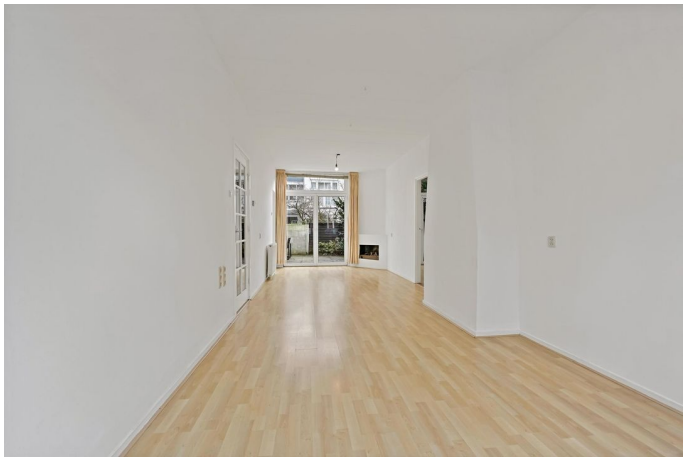

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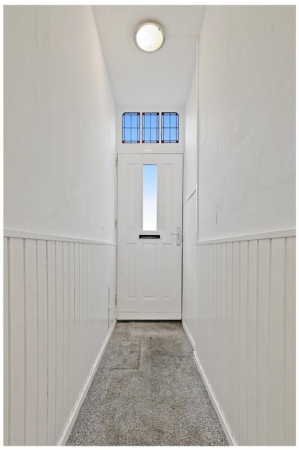

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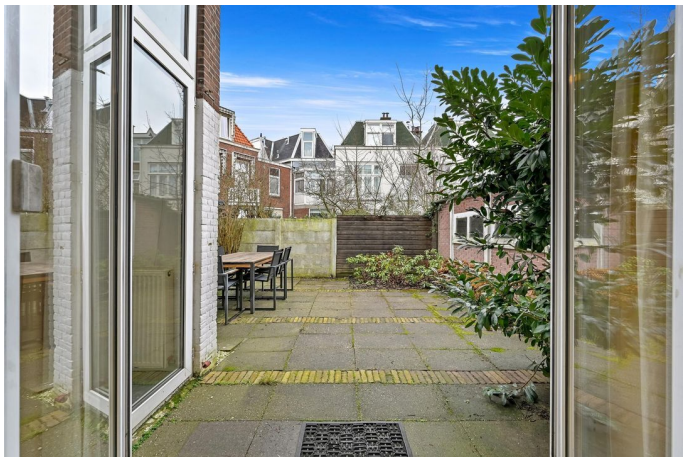

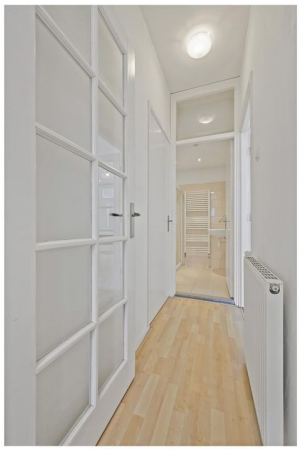
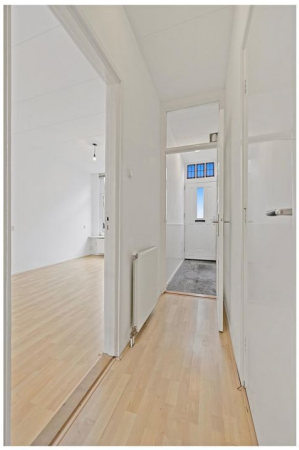

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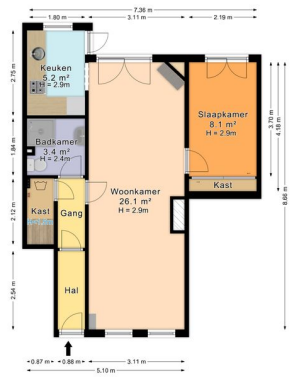
Woning



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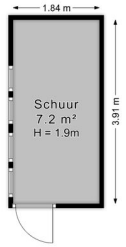
Schuur



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Burgemeester van der Werffstraat 89, 's-Gravenhage
Situatietekening

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