Hekking
NVM MAKELAARS

For sale



Stevinstraat 31
2587 EA Den Haag

Bankastraat 66
2585 EP Den Haag

Telefoon +31 (0)70 - 404 98 98
e-mail info@hekking.nl

funda
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Features

Homeowners association costs	€ 329
Status	Sold
Acceptance	In consultation
Apartment type	Ground floor apartment, apartment
Bottom floor	1
Build type	Existing
Year of construction	1903
Particulars	Protected town view
Living surface	199m^2
Other surface	19m^2
Volume	847m^3
Bedrooms	3
Bathrooms	2
Floors	1
Facilities	Jacuzzi
Energy label	C
Isolation	Hr-glass
Hot water	Central heating
Heating	Central heating
Furnace	Vailliant hr (2018, combined furnace, owned)
Garden	Backyard

Alle vermelde afmetingen zijn indicatief en kunnen afwijken van de werkelijkheid.

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Description

Stevinstraat 31

Unique 5 room ground floor apartment (approx. 200m2) with three bedrooms, two bathrooms and a spacious sunny backyard with Jacuzzi pool!
This completely modernized house is located in the cozy Renbaankwartier of Scheveningen, right opposite the Schevenings museum, a short distance from the beach and boulevard, Westbroekpark, shops, restaurants Stevinstraat/Gentsestraat and various public transport connections.

Layout (dimensions; see floor plans)

Entrance at street level, private entrance through wide front door with outdoor lighting and Ring doorbell and night lock security with door closer.
Corridor / hall fully equipped with a marble floor and wooden paneling panels on the wall.
Study/office/bedroom at the front, with wooden pine floor, original paneling, attractive shutters, stained glass and roman blinds.

Through double doors from the hallway access to the spacious living/dining room with a solid oak block motif parquet floor, attractive shutters, stained glass, lowered classic ceiling with moldings and ornaments on light points and sound-absorbing insulation.
Recessed fireplace for TV and stereo

Semi-open kitchen in L-shaped arrangement with plinth heating and its own herringbone parquet floor. equipped with various built-in appliances including: Chimney with professional extraction double motors, Schuller kitchen Bemmel and Kroon, stainless steel kitchen worktop with integrated large sink Francke, InSinkErator food grinder sink, Quooker hot water faucet chrome, Siemens dishwasher, Siemens convection oven / microwave, Siemens steam oven / convection oven, Siemens domino hob 1x2pit gas, Siemens domino hob 1x2pit gas, Siemens domino wok plate gas, Siemens domino lava grill electric, LG Double door and door in door American refrigerator/freezer with ice cubes/water connection, integrated TV dining area with matching dining table.

From the hallway access to master bedroom at the rear with bathroom en suite. The bedroom is equipped with convector heating, air conditioning cold and warm and classic sunshade.
The bathroom has a large bath with thermostat tap / shower, classic sinks with towel holder, large mirror incl. heating, underfloor heating in the sink area, rain shower with thermostat incl. a towel radiator, fan in the shower area and central extraction.

Third bedroom with bathroom. The bedroom has an insulated oak wooden floor, air conditioning cold / warm. The bathroom is equipped with a rain shower with thermostat knob and a washbasin with a mirror.

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Access to second toilet from the hallway. Indoor storage / walk-in closet with hanging and laying area. Laundry room with washing/ironing room with washing and drying machine next to each other at eye level, with storage space under the machines.

Basement with headroom accessible via a fixed staircase from the hallway. Location for central heating combi boiler.

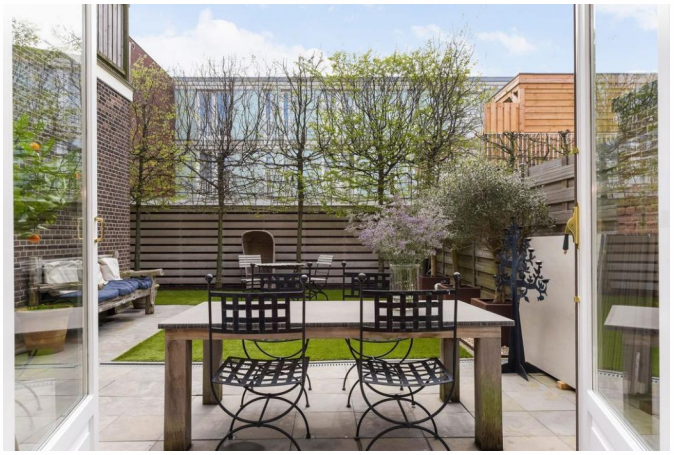
Back garden accessible through patio doors from the living room, hallway and master bedroom.
This sunny and beautifully landscaped backyard (SE) is equipped with high-quality artificial grass, luxurious terrace tiles with drainage, lighting with wall sockets, potted olive trees, shielding with slate beech hedge.
Jacuzzi Hotspring Beam incl. cover lift and steps with sliding awning located in a sheltered private spot in the garden.

Particularities:
• Located on private land
• Extensive electrical installation with hotel switching
• Heating through central heating combi boiler
• Hot water supply through central heating combi boiler.
• The maintenance situation of the kitchen and sanitary facilities is good to excellent.
• The maintenance situation is good both inside and outside.
• Spacious basement with standing height
• Living space entirely on the ground floor
• The house has wooden frames with double glazing
• Age and materials clauses apply
• Model NVM purchase deed applies.

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Photos













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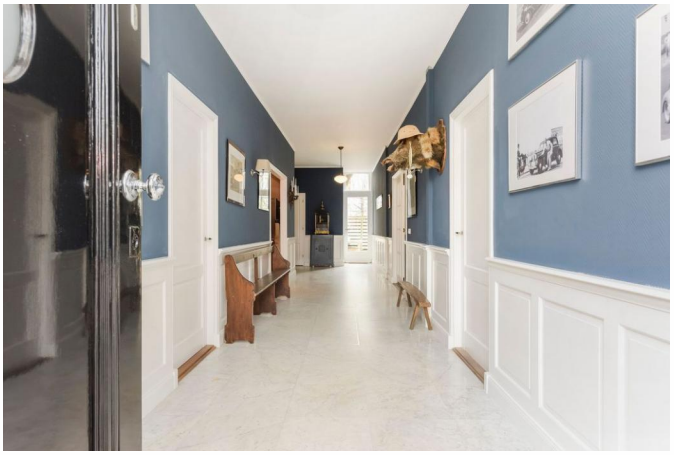
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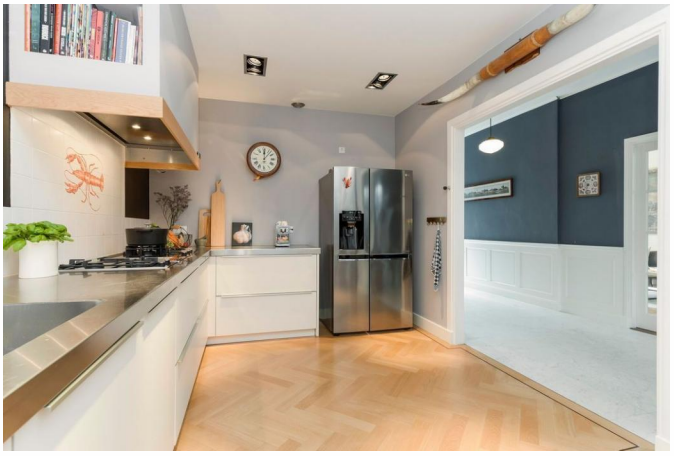
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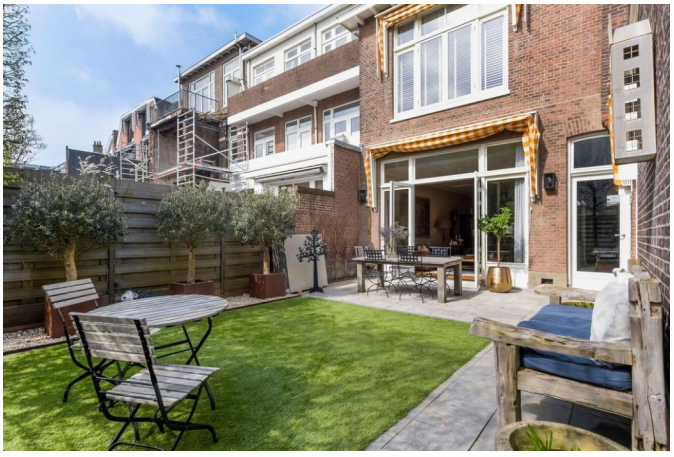












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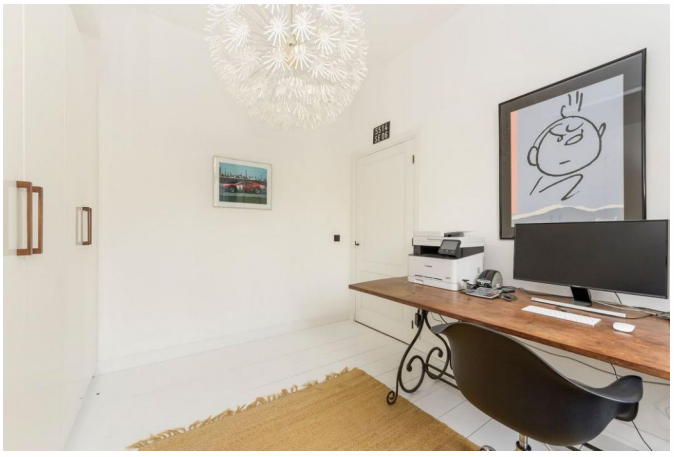












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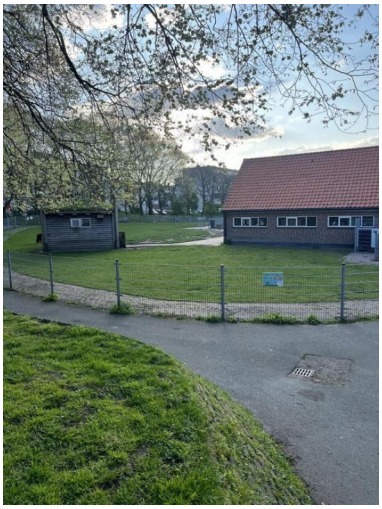
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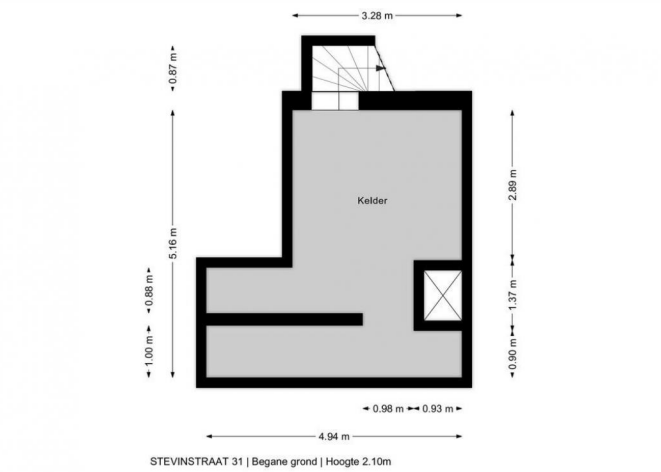




STEVINSTRAAT 31 | PERCEEL |



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STEVINSTRAAT 31 | Begane grond | Hoogte 2.10m

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