

For sale



**Van Hoytemastraat 87**  
**2596 EP Den Haag**

## Features

<b>Homeowners association costs</b>	€ 85
<b>Status</b>	Sold
<b>Acceptance</b>	In consultation
<b>Apartment type</b>	Upper floor apartment, apartment
<b>Bottom floor</b>	1
<b>Build type</b>	Existing
<b>Year of construction</b>	1930
<b>Location</b>	In town center
<b>Particulars</b>	Protected town view
<b>Living surface</b>	116m <sup>2</sup>
<b>Volume</b>	408m <sup>3</sup>
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floors</b>	2
<b>Facilities</b>	Cable tv
<b>Energy label</b>	C
<b>Isolation</b>	Insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Hr-107 combiketel (2020, combined furnace, owned)
<b>Balcony</b>	Yes
<b>Garden</b>	Sun terrace

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

## Description

van Hoytemastraat 87 - Benoordenhout

Situated in a stately, green, yet centrally located neighborhood, this charming duplex apartment with a terrace is located on (...). The apartment is situated on a busy shopping street with a diverse, exclusive selection of shops. Benoordenhout is a luxurious, green residential area near the city center. Just under half of the residents have an international background. At the heart of the neighborhood is the Clingendael Estate with its Japanese garden, perfect for lovely walks. Central Station is easily accessible by bike or public transport just around the corner. Schools, shops, and public transport are well-represented in this neighborhood.

### Layout:

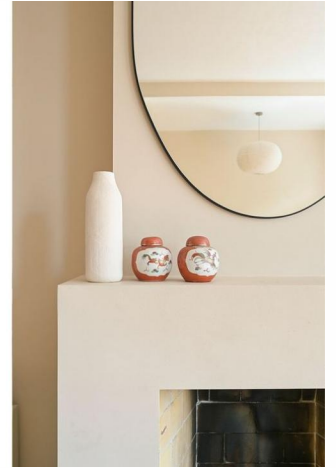
Entrance, stairs to the first floor, landing, double doors leading to the bright L-shaped living room with a fireplace (not working) and a modern open-plan kitchen equipped with various built-in appliances, including a freestanding stainless steel gas stove. French doors lead to the tiled sun terrace. Stairs to the second floor with three bedrooms, one of which is a study/office, and two more spacious rooms, the rear of which provides access to the balcony. Spacious, modern bathroom with a bathtub, double sinks, toilet, and a large walk-in shower with rain shower.

Make an appointment with our colleague Nanette van Bosse now to view this gem from the inside!

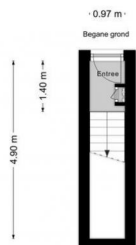
### Details:

- Light wood flooring throughout the house

Photos



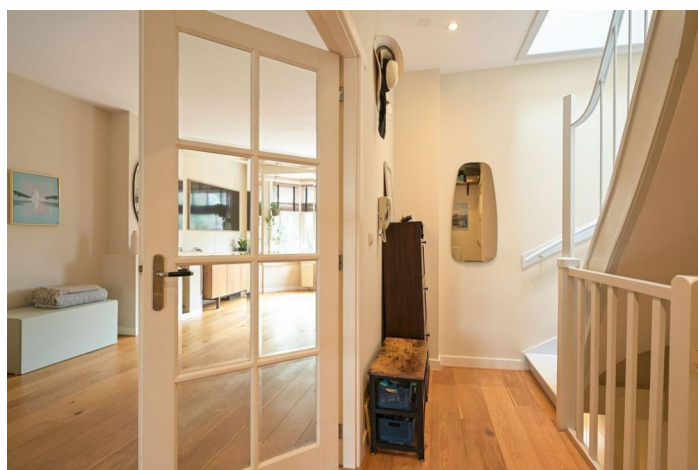
## Photos



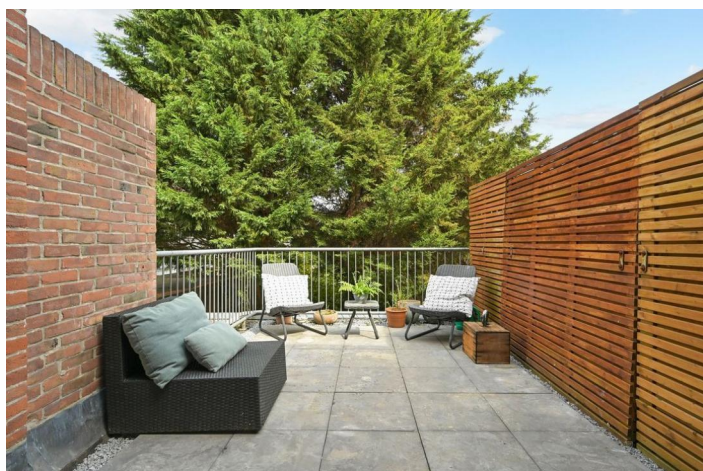
BEGANE GROND		HOOGTE = 2.04M
GEWELDKOPPELPLAATS WOHEN	1.34 M <sup>2</sup>	GEBOUWBEREIKEN BUITERLUCHT
OVERIGE INDRACHT LUCHT	0.00 M <sup>2</sup>	EXTENSIE BUITERLUCHT
		0.00 M <sup>2</sup>



1E VERDIEPING		HOOGTE = 2.74M
GEWELDKOPPELPLAATS WOHEN	18.31 M <sup>2</sup>	GEBOUWBEREIKEN BUITERLUCHT
OVERIGE INDRACHT LUCHT	0.00 M <sup>2</sup>	EXTENSIE BUITERLUCHT
		0.00 M <sup>2</sup>



Photos

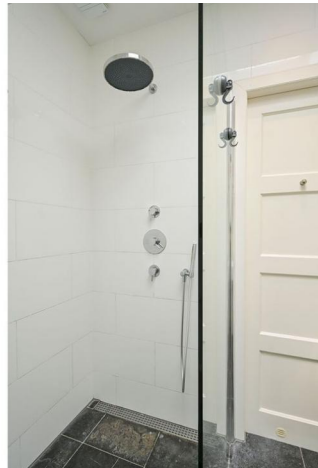


2E VERDIEPING		HOOGTE = 2,70M	
GEBOUWOPVALANTE WOIEN	51,4 M <sup>2</sup>	GEBOUWBOVENDE BUITENPLAATSE	14,4 M <sup>2</sup>
OVERIGE AFVALNDE RUIMTE	0,00 M <sup>2</sup>	EXTERNER BUITENRUIMTE	0,00 M <sup>2</sup>

Photos



**Photos**



## Photos

