

For sale



Van de Spiegelstraat 3 B
2518 ES Den Haag

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2585 EP Den Haag

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Features

Price	€ 595.000 k.k.
Homeowners association costs	€ 247
Status	Under offer
Acceptance	In consultation
Apartment type	Upper floor apartment, apartment
Bottom floor	3
Build type	Existing
Year of construction	1880
Location	Near quiet road, in town center, in residential area
Particulars	Protected town view
Living surface	91m ²
Volume	360m ³
Bedrooms	2
Bathrooms	2
Floors	1
Facilities	Mechanical ventilation, cable tv, natural ventilation
Energy label	B
Isolation	Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	(combined furnace, owned)
Garden	Sun terrace

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

Description

Van de Spiegelstraat 3b Zeeheldenkwartier

Located in the beloved Zeeheldenkwartier, at Van de Spiegelstraat 3 B in The Hague, this stylish four-room apartment offers approximately 91 m² of living space and features two bedrooms, two bathrooms, and a spacious terrace.

Living in the Zeeheldenkwartier means living in an international neighborhood full of character and equipped with all modern conveniences. The lively Anna Paulownaplein, with its cafés, restaurants, and varied selection of shops in the Prins Hendrikstraat, is nearby. The main shopping area in the city center is just a few minutes' walk away. Major highways towards Amsterdam, Rotterdam, and Utrecht can be reached within minutes, and tram and bus stops are right around the corner.

Layout: (for dimensions see floor plans)

Through the secure communal entrance, you reach the private entrance on the first floor. The hallway offers space for coats and shoes and provides access to the toilet and practical storage areas, including space for a washing machine and dryer. From the hallway you enter the dining room, the central hub of the apartment. The high ceilings, large windows, and continuous herringbone parquet flooring give the space an impressive yet serene atmosphere.

The living room is located at the front of the apartment. Its open connection with the dining room creates one generous living area, perfectly suited for living, dining, and relaxing. Large windows allow for pleasant natural light and offer views of the stately façades along the street.

The kitchen is centrally positioned and features a modern design with ample cabinetry, a dark worktop, a stove with oven, and a dishwasher. Its layout ensures contact with both the seating area and the dining area while cooking, and recessed ceiling spotlights provide even lighting.

At the rear, the dining room opens onto the large 24 m² terrace through French doors. There is plenty of space for a dining table, lounge chairs, and planters. The terrace overlooks green inner gardens and surrounding buildings, making it a comfortable outdoor space throughout the year.

The apartment has two full-sized bedrooms. The bedroom at the front features built-in wardrobes along nearly the entire wall and is connected to the living room. Adjacent is a bathroom with a shower, washbasin, and designer radiator. The second bedroom is located at the rear, facing the terrace, and has its own French doors to the outside. This room also includes a generous wardrobe wall and has access to the second bathroom with shower and washbasin.

Stepping outside places you right in the heart of one of The Hague's most distinctive neighborhoods. The Zeeheldenkwartier combines monumental buildings with charming squares such as Prins Hendrikplein and Anna Paulownaplein, and lively streets like Piet Heinstraat, Prins Hendrikstraat, Zoutmanstraat, and Anna Paulownastraat. The area offers a wide range of cafés, lunchrooms, restaurants, and bistros, as well as supermarkets, artisanal shops, specialty stores, and galleries. For greenery and relaxation, the Paleistuin, Scheveningse Bosjes, and Zeeheldentuin are within

Description

walking distance, as are the historic city center, the Peace Palace, and the Royal Stables. Tram and bus connections are excellent, and Amsterdam, Rotterdam, and Utrecht are easily accessible via nearby arterial roads.

If you are looking for a spacious and well-maintained apartment with a large terrace, two bedrooms, and two bathrooms, in a location where history and urban living come together, we warmly invite you to view Van de Spiegelstraat 3 B in person.

Particulars

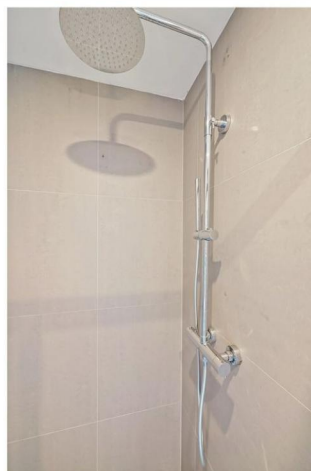
- Freehold property
- Active homeowners' association (VvE), 21/88th share, monthly contribution € 248,-
- Built circa 1880
- Located in a protected cityscape
- Designated municipal monument
- WOZ value € 545.000 (2024)
- Transfer in consultation, possible at short notice
- Age and materials clause applicable
- Non-owner-occupancy clause applicable
- Choice of notary reserved for the buyer, provided the notary is based in The Hague

The measurement instruction is based on the BBMI. This instruction is intended to provide a more uniform method of measurement to indicate usable floor area. It does not entirely exclude differences in measurement outcomes, for example due to interpretation differences, rounding, or limitations during measurement.

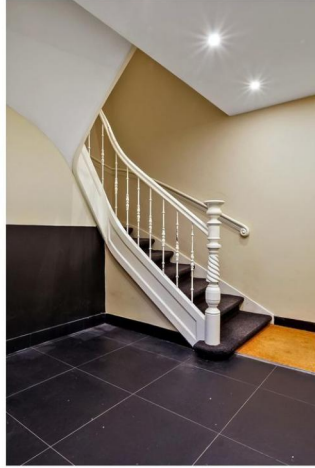
Interested in this property? Engage your own NVM purchasing agent right away. An NVM purchasing agent represents your interests and saves you time, money, and worry. Addresses of fellow NVM purchasing agents in the Haaglanden region can be found on Funda.nl.

This information has been compiled by us with due care. However, we accept no liability for any incompleteness, inaccuracies, or otherwise, nor for the consequences thereof.

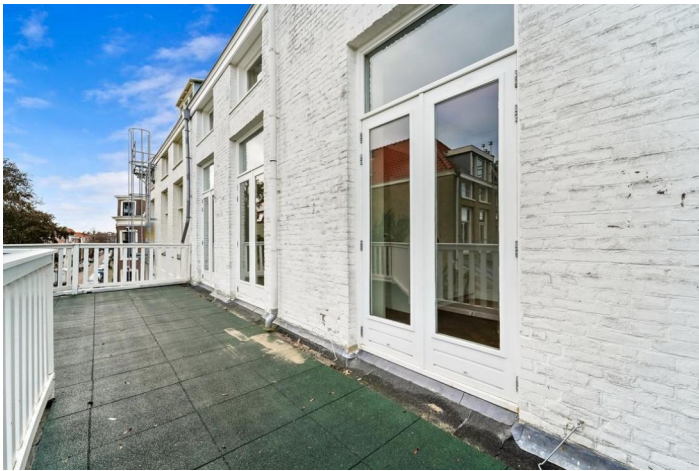
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