Hekking
NVM MAKELAARS

For sale



Van Beverningkstraat 7
2582 VB Den Haag

Bankastraat 66
2585 EP Den Haag

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

funda NVM

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Features

Price	€ 1.150.000 k.k.
Status	Available
Acceptance	In consultation
House type	Town house, terraced house
Build type	Existing
Year of construction	1914
Location	Near quiet road, in residental area
Particulars	Protected town view
Living surface	204m^2
Plot surface	155m^2
Other surface	9m^2
Volume	818m^3
Bedrooms	6
Bathrooms	2
Floors	3
Facilities	Mechanical ventilation, natural ventilation
Energy label	D
Isolation	Partial insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	(combined furnace, owned)
Balcony	Yes
Garden	Backyard, frontyard
Backyard	Northwest, 62m^2, 608×1014cm
Shed	Free standing, wood

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

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Description

A charming and characterful 7/8-room terraced townhouse featuring a front garden, rear garden and basement. Offering approximately 204 m^2 of living space, this attractive period property is in good condition throughout and retains many beautiful original architectural features.
The property is situated on a quiet, family-friendly street with a delightful village-like atmosphere, in the heart of one of The Hague's most sought-after residential neighbourhoods, particularly popular with young families, expats and those who enjoy living close to the coast.
The iconic Frederik Hendriklaan, affectionately known as “De Fred”, is just around the corner. This vibrant shopping street offers a wonderful selection of independent boutiques, inviting cafés and terraces, traditional bakeries, wine merchants and artisan delicacies – all within easy walking distance!
The beautiful beaches of Scheveningen, the dunes and the lively harbor are also just a short cycle ride away. Whether you enjoy an invigorating morning walk, a relaxing summer day at the beach or dining by the waterfront while watching the sunset, this location truly offers the best of coastal living.
Several cultural attractions, including Museon, Omniversum and Kunstmuseum Den Haag (formerly Gemeentemuseum), are also nearby, adding to the exceptional appeal of the area.
Public transport connections are excellent, with tram and bus services providing easy access to The Hague city centre, Central Station and Hollands Spoor railway station. For those traveling by car, the major motorways (A4, A12 and A13) are also conveniently accessible.

Layout: (For dimensions, please refer to the floor plans)

Ground floor
Entrance through a vestibule leading into a hallway featuring a beautiful original terrazzo floor. Separate toilet and access to the basement, which has a ceiling height of approximately 1.80 meters.
The charming and spacious open-plan living and dining room, originally arranged as two interconnecting reception rooms, features an elegant herringbone oak parquet floor, a gas fireplace and beautifully preserved original ornamental ceilings.
The separate kitchen at the rear is equipped with various built-in appliances, including a four-burner gas hob, fridge-freezer, oven and dishwasher.
Both the living room and kitchen provide access to the well-maintained rear garden, complete with a wooden storage shed.

First floor:
Landing with built-in cupboard. Spacious front bedroom featuring a beautiful bay window, together with an additional room at the front. The generous principal bedroom is situated at the rear and benefits from a wall of fitted wardrobes and direct access to the balcony.
The bathroom at the rear is equipped with a bathtub, separate shower, toilet and double washbasin.
Second floor:
Landing with separate toilet. Front bedroom with access to a small front balcony, a centrally positioned bathroom featuring a bathtub and washbasin, and an additional front side room.
Spacious bedroom at the rear, together with a separate laundry room providing access to the rear balcony.

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Key Features:
• Freehold property (no ground lease)
• Approximately 204 m^2 of living space
• Plot size approximately 155 m^2
• Situated within a nationally protected conservation area
• Completion date by mutual agreement
• Beautiful herringbone oak parquet flooring on the ground floor
• Central heating and hot water supplied by a gas-fired combination boiler
• Good state of repair and maintenance, both internally and externally
• Numerous original period features retained
• Front and rear gardens, basement and balconies
• Excellent location close to shops, international amenities, public transport and the beach

In short: A wonderful and spacious period townhouse, combining authentic architectural charm, generous living accommodation and an exceptional location in one of The Hague's most desirable neighbourhoods. An ideal family home offering the perfect balance between city living, coastal relaxation and everyday convenience!

Measurement Disclaimer: The measurement instructions are based on the BBMI (Dutch Measurement Guidelines). These guidelines are intended to provide a more consistent method of measuring and indicating the usable floor area. However, differences in measurement results cannot be entirely excluded due to variations in interpretation, rounding or limitations encountered during the measuring process.

Interested in This Property? : We recommend appointing your own NVM purchasing agent to represent your interests throughout the buying process. An NVM purchasing agent can help you save time, money and unnecessary concerns. Contact details of NVM purchasing agents in the Greater The Hague area can be found on Funda.nl.

Disclaimer: Although this information has been compiled with the utmost care, no liability is accepted for any inaccuracies, omissions or other errors, nor for any consequences arising from them. All information is provided without obligation and

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Photos













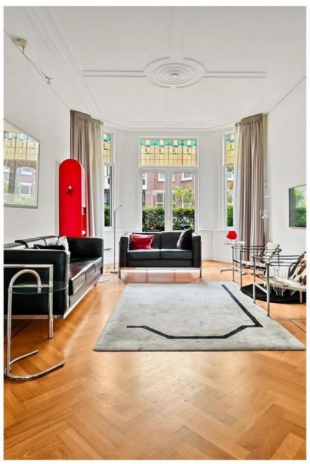
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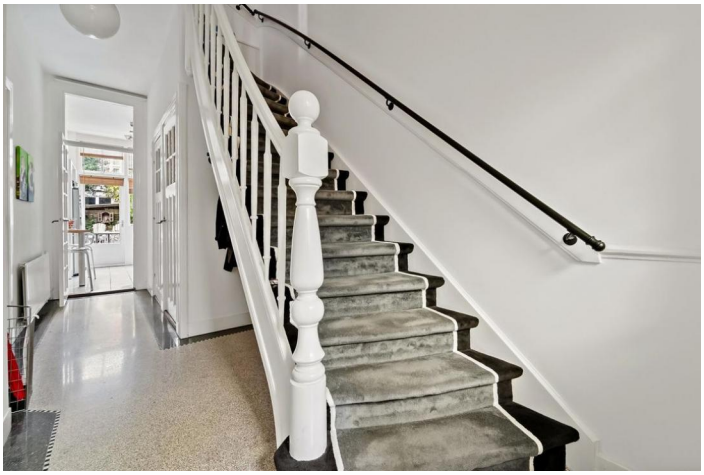
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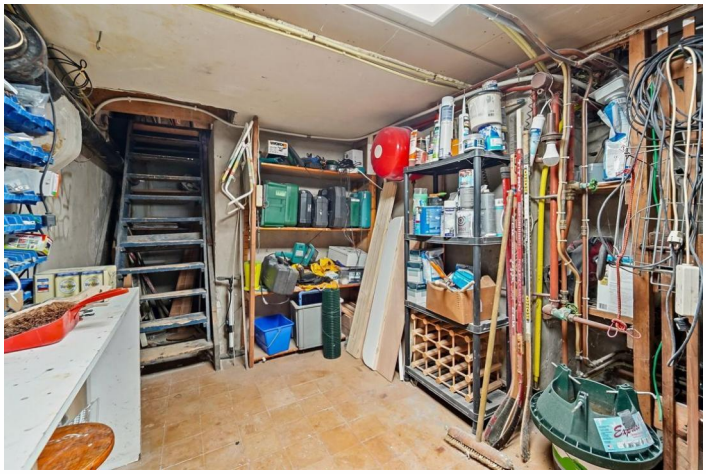
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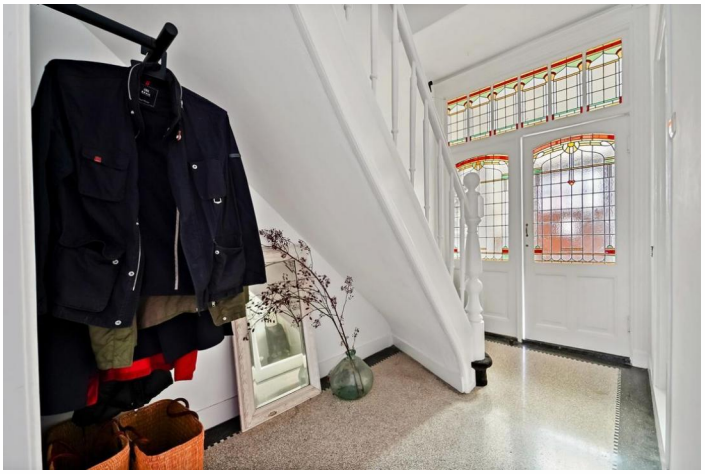
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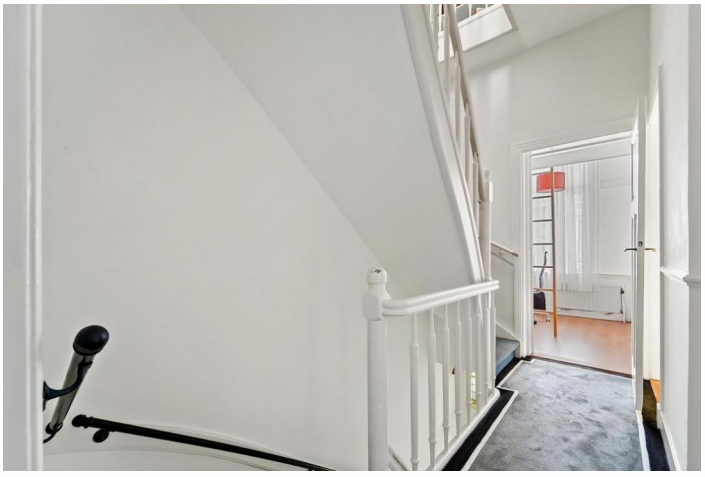
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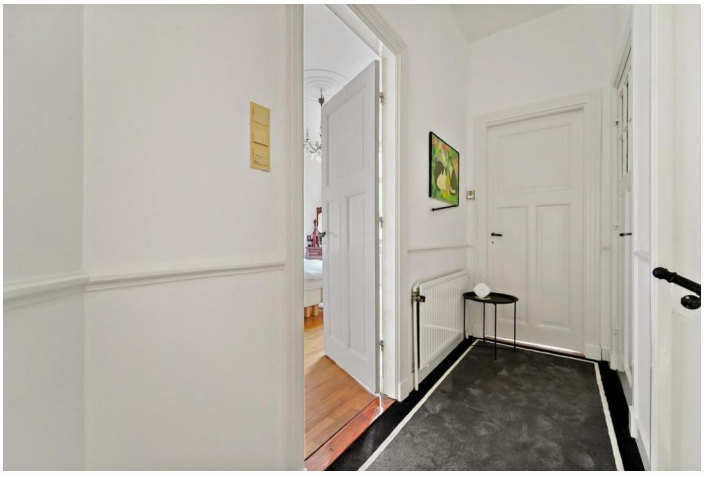
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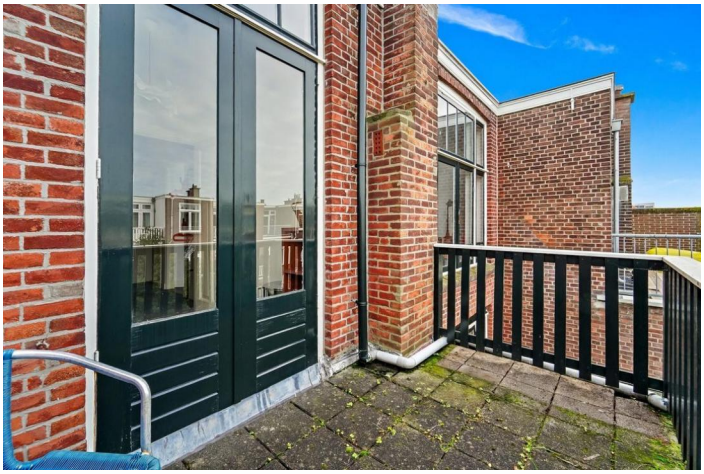
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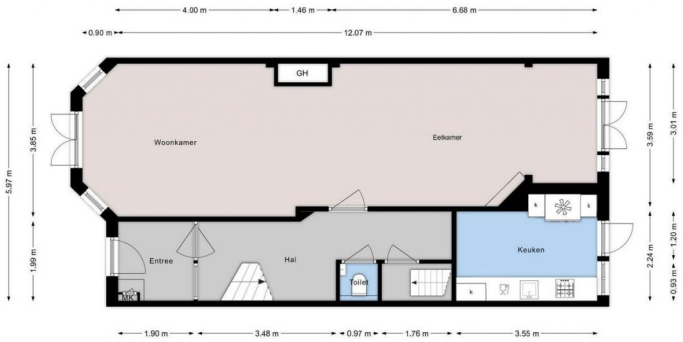
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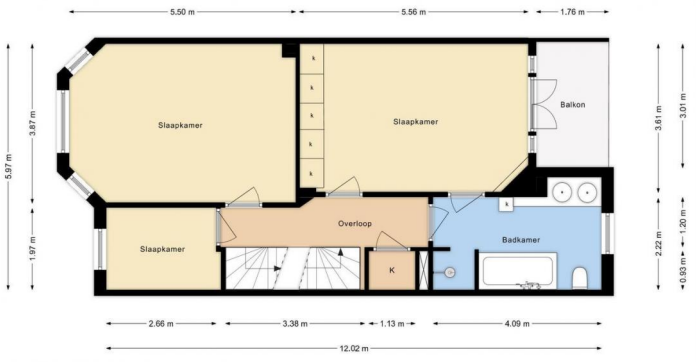




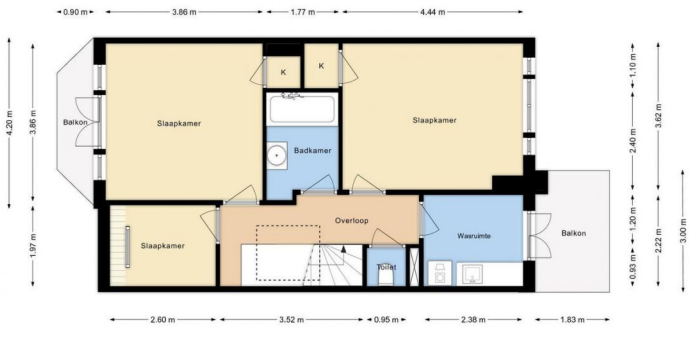




| VAN BEVERNINGKSTRAAT 7 | Begane grond | Hoogte 3.14m |



| VAN BEVERNINGKSTRAAT 7 | 1e Verdieping | Hoogte 3.00m |



| VAN BEVERNINGKSTRAAT 7 | 2e Verdieping | Hoogte 2.96m |

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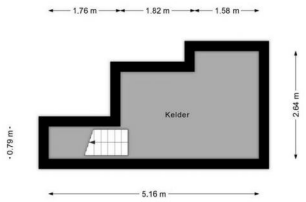
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| VAN BEVERNINGKSTRAAT 7 | Perceel (indicatief) |



| VAN BEVERNINGKSTRAAT 7 | Kelder | Hoogte 1.81m |

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