Hekking
NVM MAKELAARS

For sale



Celebesstraat 40
2585 TK Den Haag

Bankastraat 66
2585 EP Den Haag

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

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Features

Price	€ 675.000 k.k.
Decoration	Partly furnished
Homeowners association costs	€ 75
Status	Available
Acceptance	In consultation
Apartment type	Ground floor apartment, apartment
Build type	Existing
Year of construction	1882
Location	Near quiet road, in residental area
Particulars	Protected town view, elderly accessible
Living surface	84m^2
Volume	250m^3
Bedrooms	2
Bathrooms	1
Floors	1
Facilities	Air conditioning, smoke duct
Energy label	A
Isolation	Roof insulation, wall insulation, insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	(2019, combined furnace, owned)
Garden	Backyard
Backyard	Southeast, 36m^2, 600×600cm

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

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Description

Luxurious, fully renovated and sustainable (label A!!) 3-room ground-floor apartment (approx. 85m2) with a sunny backyard (SE), 2 bedrooms, a beautiful, fully equipped (built-in) eat-in kitchen, and a designer bathroom with a walk-in shower and vanity unit.

This charming home features many luxury amenities with a high-quality finish, situated behind the facade of a characteristic townhouse.

Living in the Archipelbuurt means living in an international neighborhood with character, equipped with every convenience. For instance, there are the cozy Bankastraat, Frederikstraat, and Denneweg with terraces, restaurants, and a varied range of shops including Albert Heijn, Gall & Gall, home furnishing stores, and delicatessens. The charming Frederik Hendriklaan (De Fred) is also accessible within just a few minutes by bicycle.
The Scheveningen Forest, where dogs are allowed off-leash, as well as playgrounds such as Arendsdorp and De Kuil (with a skate park), are within walking distance.
Within a few minutes, you are on the highways towards Amsterdam, Rotterdam, and Utrecht.

The tram and bus stop are around the corner. The Hague Central Station, the city center of The Hague, and the beaches are easily accessible by bicycle.

The property is located a stone's throw from The Hague's (inter)national organizations. The International Criminal Court, Shell, OPCW, and Europol are located in the immediate vicinity. Therefore, this beautiful apartment is also perfectly suitable for expats.

Layout:
Entrance to the apartment at street level via a stylish classic door; central shared hall equipped with meter cupboards.
Apartment entrance, hallway with built-in closet, toilet with washbasin, wardrobe.

Garden-facing living/dining room with brick extension (2020). Trendy eat-in kitchen featuring a kitchen island with ceramic worktop, Bora stove, oven, microwave, Quooker, and dishwasher.
Study/bedroom at the front.

Spacious master bedroom on the garden side. Intermediate bathroom with walk-in shower, double rain shower, and a custom-made vanity unit. The bathroom is accessible from both the hallway and the master bedroom.
The master bedroom is equipped with a split-unit air conditioning system. Sunny southeast-facing backyard with a rear entrance and gate opening onto Celebesstraat.

The living and sleeping areas are equipped with underfloor heating and finished with a beautiful oak herringbone parquet floor.

For dimensions, see floor plans:

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Description

Special features:

• Energy label A
• Air conditioning
• Located on freehold land
• Active Owners' Association, contribution € 75 per month
• Quick completion possible
• National protected cityscape
• The rear side is fitted with HR++ glass
• Property features oak herringbone parquet flooring with underfloor heating
• Central heating and hot water supply via central heating combi boiler (2020)
• Maintenance condition of both interior and exterior is very good.
• WOZ value € 710,000, reference date 01-01-2025

The Measurement Instruction is based on the BBMI. The Measurement Instruction is intended to apply a more consistent method of measurement to provide an indication of the usable floor area. The Measurement Instruction does not completely rule out differences in measurement results, for example due to differences in interpretation, rounding, or limitations in carrying out the measurement.

Interested in this house? Engage your own NVM purchase agent immediately. Your NVM purchase agent will look out for your interests and save you time, money, and worries. You can find addresses of fellow NVM purchase agents in the Haaglanden region on Funda.nl.

This information has been compiled by us with due care. However, we accept no liability whatsoever for any incompleteness, inaccuracy, or otherwise, or the consequences thereof.
Feedback sturen

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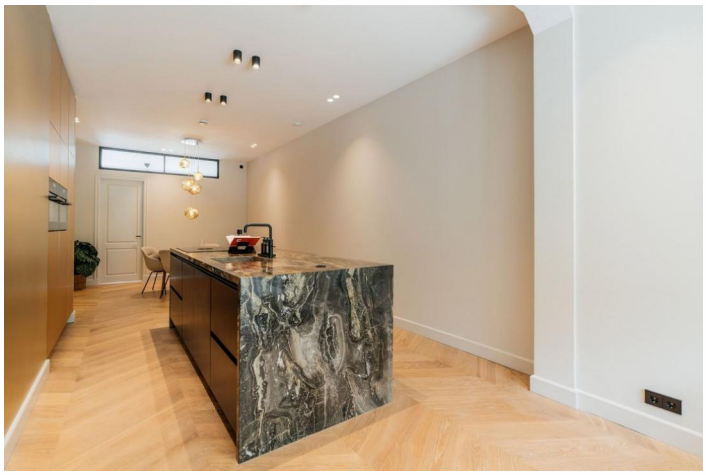
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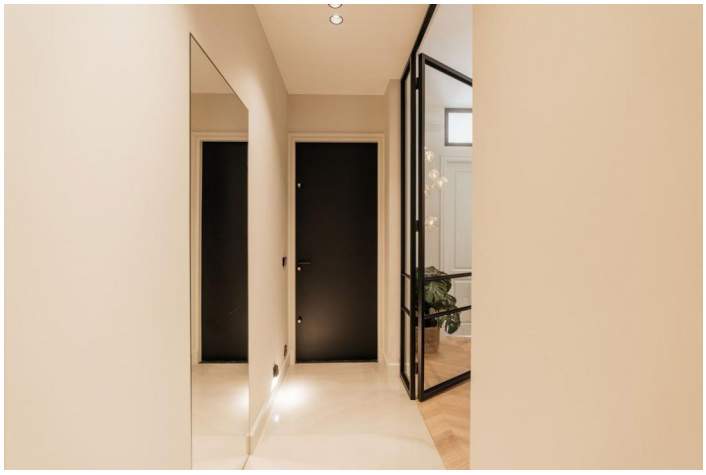
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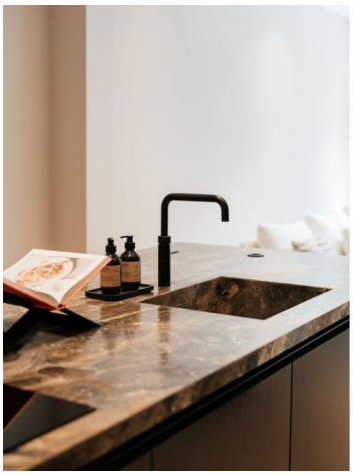
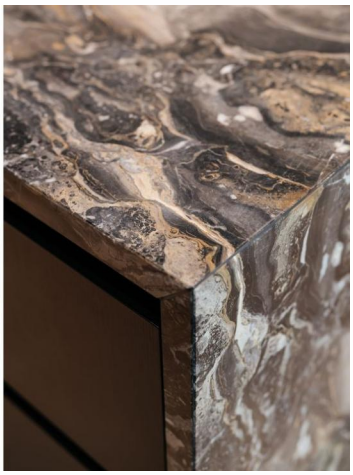
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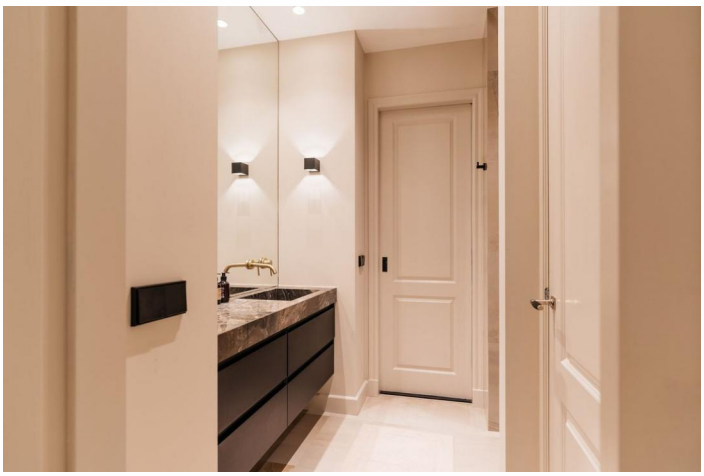
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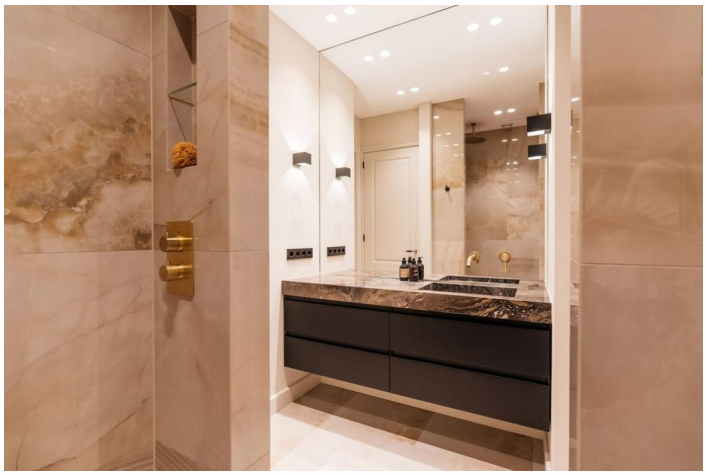
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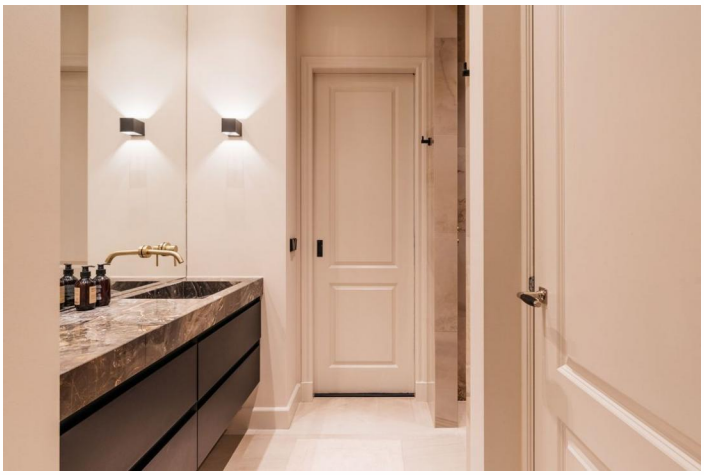
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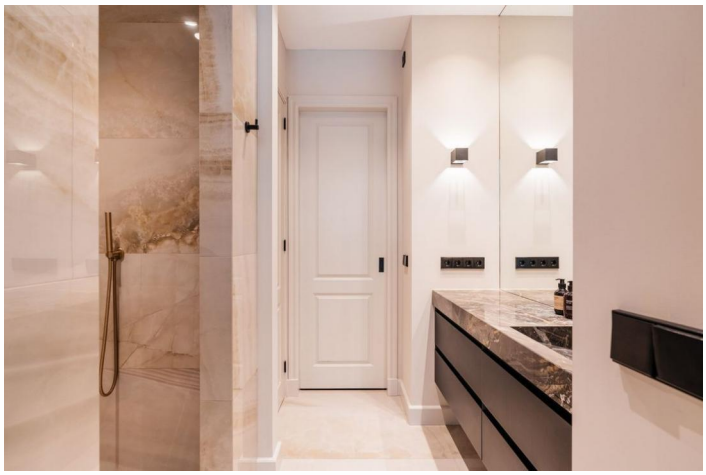
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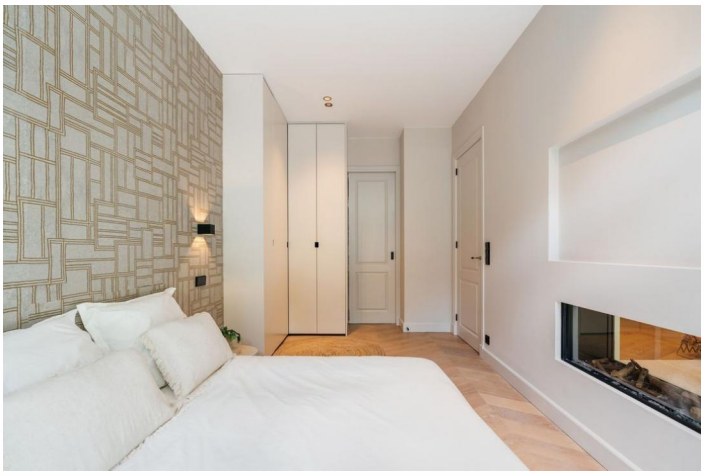
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