



**Groot Hertoginnelaan 15**  
**2517 EA Den Haag**

**€ 1.425.000 k.k.**

<b>Price</b>	€ 1.425.000 k.k.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Available
<b>Acceptance</b>	In consultation
<b>House type</b>	Town house, terraced house
<b>Build type</b>	Existing
<b>Year of construction</b>	1896
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	In town center
<b>Particulars</b>	Protected town view
<b>Living surface</b>	261m <sup>2</sup>
<b>Plot surface</b>	178m <sup>2</sup>
<b>Volume</b>	1.021m <sup>3</sup>
<b>Rooms</b>	9
<b>Bedrooms</b>	5
<b>Bathrooms</b>	2
<b>Floors</b>	4
<b>Facilities</b>	Cable tv, smoke duct, french balkony, skyline, glass fiber, solar panel
<b>Energy label</b>	A
<b>Isolation</b>	Roof insulation, floor insulation, insulated glazing, hr-glass
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Topline ii aquapower hrc 45 hr combiketel (2014, combined furnace, owned)
<b>Balcony</b>	Yes
<b>Garden</b>	Backyard
<b>Backyard</b>	West, 86m <sup>2</sup> , 580×1483cm
<b>Shed</b>	Extension, stone
<b>Shed facilities</b>	Electricity, water

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Groot Hertoginnelaan 15, The Hague - Duinoord

Beautiful and Characterful Mansion in Excellent Condition

Located in the heart of the sought-after Duinoord district, you will find this stately mansion with a living area of no less than 261 m<sup>2</sup>. The property exudes both style and character, with a perfect blend of authentic details and modern conveniences. The home offers four spacious bedrooms, two luxurious bathrooms, and a contemporary open kitchen directly connected to the beautifully landscaped garden. The energy label A highlights the comfort of this property, which is both charming and practical.

#### Location

Duinoord is undoubtedly one of the most beautiful and beloved neighborhoods in The Hague. The neighborhood offers a quiet yet central location, making it an ideal living environment for both families and professionals. The unique architecture of the area adds to its charm, while the proximity to schools, museums, and lively shopping streets such as Reinkenstraat and Frederik Hendriklaan makes daily life more convenient. The vibrant city center of The Hague is just a short distance away, as well as the beach and harbor of Scheveningen, which are only a 10-minute bike ride away. Duinoord offers the perfect balance between the dynamic city life and the tranquility of a green, serene living environment.

#### Layout

##### Ground Floor:

Upon entering, you are welcomed by an impressive entrance, where the high ceilings, elegant marble floor, and classic wall tiles immediately emphasize the stately appearance of the house. The spacious hallway gives access to the open kitchen, which is equipped with all modern conveniences, including an induction cooktop, Quooker, extractor unit, built-in combi-oven, large fridge, and dishwasher. The living room at the front of the house is bright and spacious, with large windows that provide ample natural light and a beautiful view of the street. This room is perfect for both relaxation and entertaining guests.

##### 1st Floor:

On the first floor, there is a second spacious living room that combines classic grandeur with contemporary comfort. The authentic character is reflected in the original decorative moldings, high ceilings, and the marble fireplace, which serves as a focal point and adds warmth and elegance to the room. Large windows provide an abundance of natural light, creating an inviting and pleasant atmosphere. The original stained-glass windows, which continue into the hallway, and the graceful glass arches above the double entry doors, contribute to the stately appearance of this floor. This level also features a luxurious office space with a custom-made bar, ideal for work or relaxation.

##### 2nd Floor:

On the second floor is the master bedroom, which receives an abundance of natural light through the large windows and offers a stunning view. From this bedroom, you have access to a sunny balcony, where you can enjoy the outdoors. Additionally, there is a second bedroom on this floor, also bathed in natural light and offering a pleasant ambiance. These two bedrooms share a modern, stylish bathroom with a bathtub, walk-in shower, and an elegant vanity unit.

##### 3rd Floor:

On the top floor, there are two more spacious bedrooms, ideal for children, guests, or a home office. There is also a practical laundry room with additional storage space and a second modern bathroom with a walk-in shower and vanity unit.

This mansion presents a unique opportunity for those seeking a character-filled home in one of the most beautiful neighborhoods of The Hague, with a perfect blend of comfort, style, and location.

Features:

- Located in a prime location in the beloved Duinoord
- Preserved original style features and elements
- Energy-efficient with an energy label A
- Deep garden with unobstructed views, ideal for relaxation
- Four floors full of charm and character
- Very well-maintained property
- Building inspection available for viewing
- Modern open kitchen and two luxurious bathrooms
- Four spacious bedrooms, suitable for various purposes
- Transfer by mutual agreement

We are proud to offer this exceptional property for sale and invite you for a non-binding viewing.

Viewings available Monday through Sunday. We will take all the time needed to show you around this beautiful home.

We are also happy to assist you with the sale of your current property within or outside of The Hague.









































