



Van Boetzelaerlaan 220
2581 BB Den Haag

€ 1.175.000 k.k.

Price	€ 1.175.000 k.k.
Status	Available
Acceptance	Directly
House type	Town house, terraced house
Build type	Existing
Year of construction	1916
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	In residential area, clear view, open location
Particulars	Protected town view
Living surface	181m ²
Plot surface	144m ²
Volume	640m ³
Rooms	8
Bedrooms	5
Bathrooms	2
Floors	3
Energy label	A+
Isolation	Roof insulation, floor insulation, insulated glazing
Hot water	Electric boiler owned
Heating	Heat pump
Garden	Backyard
Backyard	Southwest, 71m ² , 616×1154cm

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Boetzelaerlaan 220, The Hague – Statenkwartier

Stylish, high-end renovated and move-in ready townhouse in a prime location

Located on the stately and leafy Van Boetzelaerlaan, in the heart of the beloved Statenkwartier neighborhood, you'll find this spacious, luxuriously finished, and meticulously renovated 7-room townhouse. Fully refurbished and extended in 2025 with great attention to detail and using only high-quality materials, the home immediately impresses with its beautiful herringbone-patterned PVC flooring, stunning natural light, original architectural details, and the perfect blend of classical elegance and modern comfort.

This turn-key property features a sunny backyard, four full-size bedrooms, a baby room/study, two stylish bathrooms, and an impressive en suite living and dining area. All this within walking distance of the popular shopping street “De Fred,” schools, public transport, and close to the sea, beach, and dunes. A unique opportunity for those seeking space, luxury, and character.

Layout

Ground floor:

Elegant entrance through a classic vestibule with meter cupboard. The central hallway features a storage closet and a modern floating toilet with washbasin. The spacious en suite living and dining room exudes elegance with original sliding doors with built-in cabinets, two authentic marble fireplaces, and the stunning herringbone PVC flooring. Large windows provide abundant natural light. At the rear, the luxurious semi-open kitchen is fitted with premium built-in appliances: Siemens fridge/freezer, oven, dishwasher, a Bora induction cooktop with integrated extractor, Quooker, and an additional kitchen unit with wine climate cabinet. French doors open onto the sunny, well-maintained backyard. The staircase leads to the first floor.

First floor:

Landing with herringbone PVC flooring and a second floating toilet with washbasin. At the front, there is a cozy baby room or study. The main bedroom, also at the front, offers access to a charming balcony. The luxurious bathroom features a bathtub, walk-in shower, and stylish vanity unit. At the rear are two more spacious bedrooms, both with herringbone PVC floors. One of the rooms has French doors leading to the roof of the extension – a perfect opportunity to create a large roof terrace.

Second floor:

Landing with washing machine connection and space for the Intergas HRE boiler and heat pump (both from 2025). At the front is a particularly spacious fourth bedroom, also with herringbone PVC flooring. This floor includes a second modern bathroom with walk-in shower, third toilet, and vanity unit – ideal for guests, an au pair, or a home office.

Location

Van Boetzelaerlaan is one of the most beautiful avenues in Statenkwartier – a neighborhood known for its wide streets, characteristic townhouses, and international charm. Within walking distance is “De Fred,” a lively shopping street with a diverse range of specialty stores, cafés, restaurants, and supermarkets. International schools, primary education, museums, sports clubs, and public transport are also just around the corner. Within minutes, you can reach Scheveningen harbor, the beach, and the dunes. The city center of The Hague and The Hague Central Station are easily accessible by tram or bicycle.

Key features:

Prime location

5 bedrooms and 2 luxurious bathrooms

Fully and high-end renovated and extended in 2025

Move-in ready with luxurious finish
Freehold property (no leasehold)
Energy label A+ (valid until 09-05-2035)
Heating via Intergas HRE boiler and heat pump (2025)
Sunny southwest-facing backyard
Balcony and potential for a large roof terrace
Original style elements preserved (fireplaces, sliding doors, ceiling ornaments)
Entire house fitted with high-quality herringbone PVC flooring
Quick delivery possible.



























