



**Hortensiastraat 204**  
**2563 NW Den Haag**

**€ 330.000 k.k.**

<b>Price</b>	€ 330.000 k.k.
<b>Decoration</b>	Partly furnished
<b>Homeowners association costs</b>	€ 200
<b>Status</b>	Available
<b>Acceptance</b>	In consultation
<b>Apartment type</b>	Upper floor apartment, apartment
<b>Bottom floor</b>	3
<b>Build type</b>	Existing
<b>Year of construction</b>	1925
<b>Maintenance inside</b>	Good
<b>Maintenance outside</b>	Good
<b>Location</b>	In residential area, open location
<b>Living surface</b>	70m <sup>2</sup>
<b>Other surface</b>	1m <sup>2</sup>
<b>Volume</b>	241m <sup>3</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	E
<b>Isolation</b>	Insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Hr ketel (combined furnace, owned)
<b>Balcony</b>	Yes

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Turn-key, bright and charming top-floor apartment with sunny balcony

In the heart of the sought-after Bloemenbuurt, you'll find this stylish and move-in ready top-floor apartment, located on the second (and top) floor. With a generous living space of approximately 70 m<sup>2</sup>, high-quality finishes, a modern open-plan kitchen, and a south-facing balcony, this is a unique opportunity for anyone seeking a comfortable and charming home in a prime location.

Stylish living with every convenience

Entering through the open porch and private entrance on the first floor, a staircase leads to the apartment on the top floor. Upon arrival, you'll immediately be struck by the abundance of natural light and the warm, inviting atmosphere. A spacious central hallway provides access to all rooms and includes a modern toilet.

The living and dining area is tastefully decorated and, thanks to its elevated position, offers a great sense of privacy along with pleasant, unobstructed views.

At the rear of the apartment is the master bedroom, also bright and generously sized, with direct access to the sun-drenched balcony. The favorable south-facing orientation ensures plenty of sunshine throughout the day — the perfect spot to relax or enjoy a drink in the evening.

The luxurious, spacious bathroom features a modern shower cabin, double washbasins, infrared mirrors, and a convenient niche with connections for a washing machine.

The true heart of the home is the stunning open-plan kitchen, thoughtfully designed and equipped with a cooktop, extractor hood, combi-microwave, dishwasher, refrigerator, and even a wine climate cabinet. It's the ideal setting for cooking, entertaining, and dining with friends or family.

Location and surroundings

The location is particularly favorable: quiet, yet close to all urban amenities. A wide range of shops can be found just a short walk away on Vlierboomstraat and Appelstraat, with even more options in the vibrant Fahrenheitstraat, Thomsonlaan, and Savornin Lohmanplein. Numerous cafés, supermarkets, schools, and sports facilities are also located in the immediate vicinity.

Public transport (bus and tram) provides excellent access to The Hague city center and Central Station, while the Scheveningen beach, dunes, and promenade are only about 15 minutes away by bike — perfect for those seeking a balance of city life and coastal relaxation.

Key features

Living area approx. 70 m<sup>2</sup>

Potential for a rooftop extension

Active Homeowners' Association (VvE) with a monthly contribution of € 200,-

Collective building insurance in place

Heating and hot water via central heating boiler

Energy label E

Fully equipped with double-glazed UPVC window frames

Wooden parquet flooring throughout

Transfer in consultation







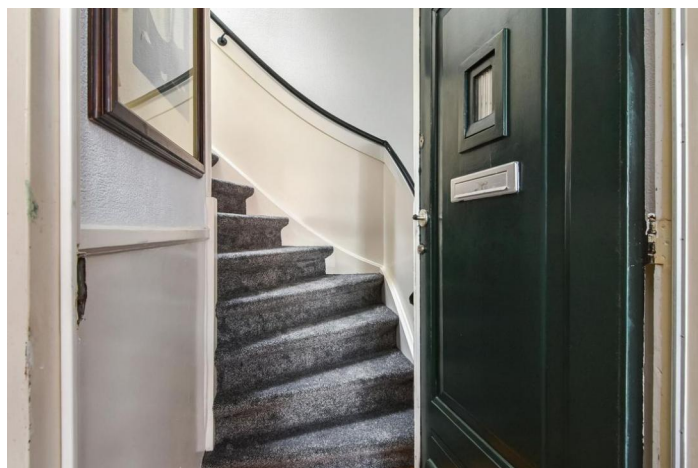
















← 1.02 m →

1e Verdieping H=2,74m

