



Tollensstraat 97
2513 GD Den Haag

€ 895.000 k.k.

Price	€ 895.000 k.k.
Decoration	Partly furnished
Homeowners association costs	€ 111
Status	Available
Acceptance	In consultation
Apartment type	Upper floor apartment, double upstairs house
Bottom floor	2
Build type	Existing
Year of construction	1870
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	In town center
Particulars	Protected town view
Living surface	144m ²
Volume	512m ³
Rooms	5
Bedrooms	4
Bathrooms	3
Floors	3
Energy label	B
Isolation	Roof insulation, floor insulation, insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Hr ketel remeha (2019, combined furnace, owned)
Balcony	Yes

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Tollensstraat 97 – The Hague, Zeeheldenkwartier

HIGH-END TURN-KEY 3-LEVEL UPPER HOUSE

On the charming Tollensstraat, in the heart of the sought-after Zeeheldenkwartier, you will find this luxurious, fully renovated 3-level upper house of approx. 144 m², featuring multiple outdoor spaces.

Location

Tollensstraat is one of the most picturesque streets in the Zeeheldenkwartier, striking the perfect balance between vibrancy and tranquility. The neighborhood offers a wide range of amenities such as shops, cafés, and restaurants, as well as the lively Prins Hendrikplein with its weekly market and events like the Zeeheldenfestival. Public transport is within walking distance as well as Anna Paulownaplein, the Palace Garden and the Prinsestraat. Despite its central location, the home and surroundings offer remarkable peace and quiet.

Layout

Ground floor – representative entrance

Through the stately entrance with authentic details, you enter the property. The well-finished hallway provides access to the staircase leading to the first living level.

First floor – spacious living room & luxury kitchen

This floor features the bright and generously proportioned living room of approx. 56 m². It is finished with a stylish oak herringbone parquet floor, an elegant gas fireplace, and high ceilings that enhance the sense of grandeur. Large windows at the rear flood the space with natural light, and French doors open onto a sunny balcony.

At the front, the modern, fully equipped kitchen awaits. The large kitchen island forms the heart of the space and includes a Quooker boiling-water tap, Neff induction hob with integrated extractor, dishwasher, and ample work and storage space. The built-in cabinetry accommodates a Neff oven, combi microwave, refrigerator, and freezer. This room also features a charming French balcony. The guest toilet on this floor is luxuriously finished in white marble.

Second floor – two bedrooms with private bathrooms

On the second level, you will find two full-sized bedrooms, each with its own bathroom—ideal for a family, guest accommodation, or home office.

The rear bedroom has French doors opening onto a balcony and access to a spacious, luxury bathroom with a freestanding Tortu design bathtub, walk-in shower, and double wash basin. This bathroom is also accessible from the landing. A concealed wall hides a practical space that is used as a walk-in closet.

The second bedroom at the front has its own stylish en-suite bathroom with walk-in shower and wash basin. A separate toilet is also located on this floor.

Third floor – bright attic with bathroom

The top floor is a true haven of light, thanks to multiple skylights (some electrically operated). The authentic wooden roof beams have been left exposed, lending the space a warm and characterful ambiance. This level is ideal as an additional bedroom, studio, or office. A third full bathroom is also located here, equipped with a shower, toilet, and wash basin. In addition, there is a separate utility room with washer and dryer connections.

Features

Prime location

Freehold (no ground lease)

Built c. 1870 | Fully renovated in 2019

Energy label B

High-quality finishes and materials

HR++ glazing in wooden frames

Insulated façades and roof

Modern and extensive electrical installation

Philips intercom system on each floor

Heating and hot water via HR-combi boiler

Active Homeowners' Association (in line with regulations), mortgageable, €111.46 p/m

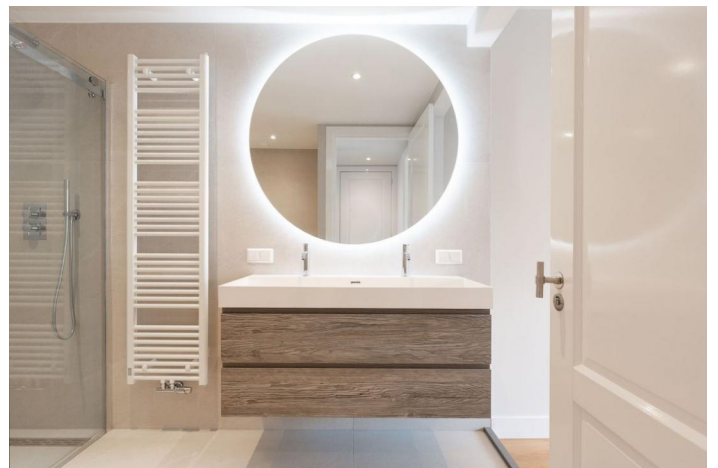
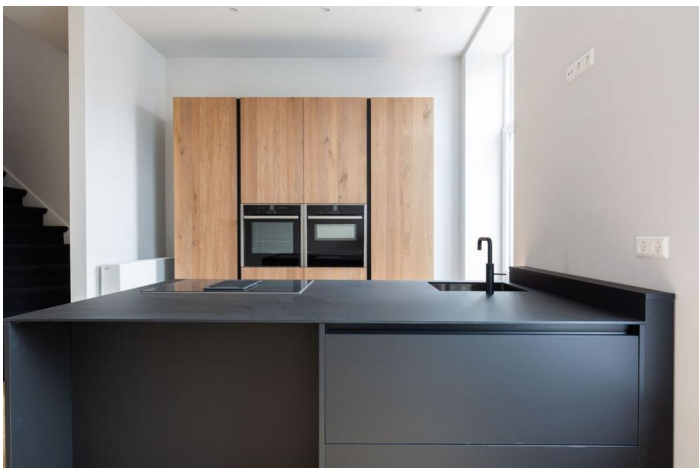
Living area: approx. 144 m² | Volume: approx. 502 m³

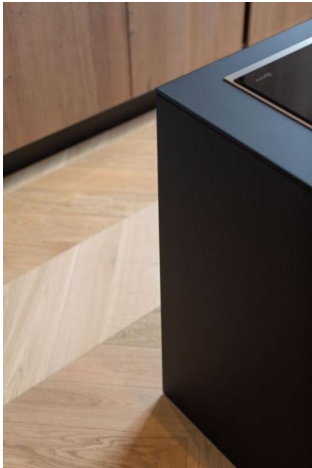
Floor plans with measurements available

Delivery in consultation – possible at short notice

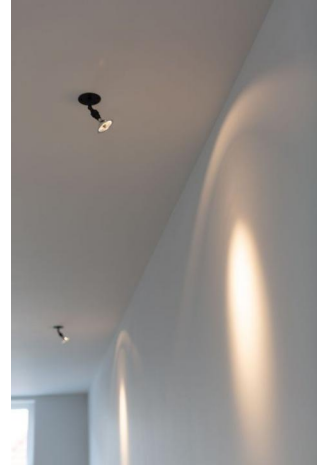
A HOME READY TO MOVE INTO

This 3-level upper house is truly turn-key: stylish, modern, and comfortable, while retaining its original charm. A unique opportunity for those seeking luxury, space, and character in a prime location in The Hague.



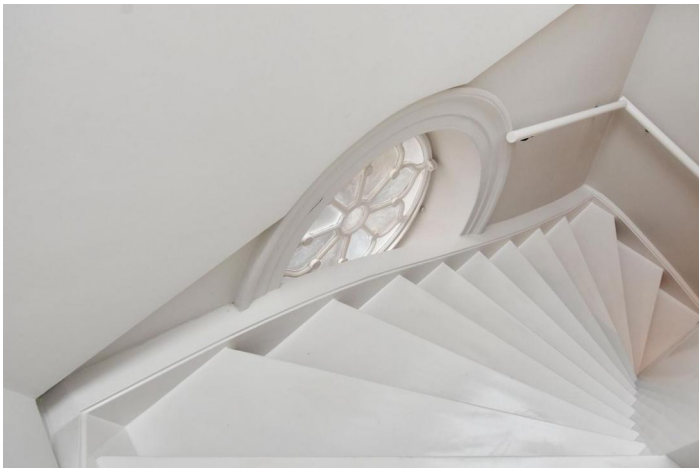








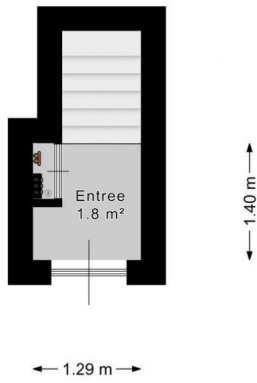








Begane Grond H=4,57m



1e Verdieping H=2,39m

