



Sweelinckplein 74 A
2517 GS Den Haag

€ 1.195.000 k.k.

Price	€ 1.195.000 k.k.
Decoration	Partly furnished
Homeowners association costs	€ 468
Status	Available
Acceptance	In consultation
Apartment type	Upper floor apartment, apartment
Bottom floor	2
Build type	Existing
Year of construction	1895
Maintenance inside	Good
Maintenance outside	Good
Location	Near park, in residential area, open location
Particulars	Monumental house, protected town view
Living surface	212m ²
Volume	830m ³
Rooms	7
Bedrooms	4
Bathrooms	2
Floors	1
Energy label	C
Isolation	Floor insulation, insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Hr ketel (combined furnace, owned)

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Characterful Living on the Prestigious Sweelinckplein – Approx. 212 m² of Living Space with a Sunny Rooftop Terrace of Approx. 64 m²

Situated on the elegant Sweelinckplein, one of the most sought-after residential locations in The Hague, this exceptionally spacious single-level apartment of approximately 212 m² occupies the entire first floor of two combined monumental townhouses dating back to 1895. The extraordinary width of the residence, combined with ceiling heights of approximately 3.40 metres, creates a remarkable sense of space and offers beautiful views over both the green Sweelinckplein at the front and the surrounding inner gardens at the rear.

With four bedrooms, two bathrooms and a generous rooftop terrace of approximately 64 m², this is a rare opportunity to enjoy the grandeur of a historic property combined with the comfort and practicality of contemporary living.

Upon entering, the impressive sense of scale is immediately apparent. The high ceilings enhance the abundance of natural light and volume throughout the apartment, while the large windows create a seamless connection with the outdoors. Authentic period details reflect the rich history of the building and contribute to its timeless elegance.

The apartment is located in the highly desirable Duinoord district, renowned for its beautiful architecture, leafy avenues and the iconic Sweelinckplein. The charming Reinkenstraat, with its artisan shops, cafés and restaurants, is just around the corner, while the popular Frederik Hendriklaan shopping street is within easy reach. The beach, The Hague city centre and various public transport connections are all conveniently accessible. Resident parking is available through the municipal permit system.

Layout

Through the well-maintained communal entrance, you reach the apartment on the first floor. The spacious central hallway provides access to all rooms.

The bright and generously proportioned dining room features bespoke wooden bookcases and built-in storage cabinets and enjoys pleasant views over the rooftop terrace and surrounding inner gardens. Double doors open directly onto the terrace, which naturally becomes an extension of the living space during the summer months. Adjacent is the semi-open kitchen, which is generously sized and benefits from a large walk-in pantry/storage room. The terrace is also directly accessible from the kitchen.

A bright study/work area leads to the spacious living room, where beautiful stained-glass windows and views over the green inner gardens create a warm and inviting atmosphere.

At the front of the apartment are four bedrooms. The principal bedroom features a characteristic bay window and benefits from an en-suite bathroom with walk-in shower. Adjacent is a second bedroom, currently used as a gym.

The remaining two bedrooms are also located at the front of the apartment, together with the second bathroom, which is equipped with a bathtub. One of these rooms is currently arranged as a home office. Original wood panelling, an elegant oak herringbone floor and beautifully decorated stained-glass bay windows further enhance the property's distinctive character.

The apartment additionally offers two separate toilets, a utility room housing the central heating system and a spacious storage cupboard.

The property is fully fitted with underfloor heating throughout, has an Intergas HR central heating boiler installed in 2023 and holds an Energy Label C.

The combination of a single-level layout, monumental architecture, exceptional ceiling heights and a generous rooftop terrace makes this

a truly unique offering. A residence for those who appreciate space, light, character and the exceptional quality of living within a historic building.

Highlights

Located on the prestigious Sweelinckplein;
Approximately 212 m² of living space;
Approximately 64 m² sunny rooftop terrace;
Four bedrooms;
Two bathrooms;
Ceiling heights of approximately 3.40 metres;
Stained-glass windows in almost all window frames;
Beautiful views over Sweelinckplein;
Authentic period details preserved;
Underfloor heating throughout;
Active Homeowners' Association (VvE);
Monthly VvE contribution: €467.75;
Energy Label C;
Intergas HR central heating boiler (2023);
Age and materials clauses applicable;
Transfer date in consultation.

























