



Hobbemaplein 46
2526 JB Den Haag

€ 345.000 k.k.

Price	€ 345.000 k.k.
Homeowners association costs	€ 150
Status	Available
Acceptance	In consultation
Apartment type	Upper floor apartment, double upstairs house
Bottom floor	3
Build type	Existing
Year of construction	1926
Maintenance inside	Good
Maintenance outside	Good
Living surface	105m ²
Other surface	9m ²
Volume	426m ³
Rooms	6
Bedrooms	4
Bathrooms	1
Floors	2
Facilities	Mechanical ventilation, cable tv, natural ventilation
Energy label	C
Isolation	Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Hr (combined furnace, owned)
Balcony	Yes

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Hobbemaplein 46 – The Hague

Spacious upper-floor apartment offering a surprising amount of space, four bedrooms, a balcony and attic, situated in a lively and central location in The Hague!

Located on Hobbemaplein, this spacious upper-floor apartment is arranged over several levels and offers plenty of possibilities for a large family, those working from home, or buyers simply looking for generous living space. The property features, among other things, a spacious kitchen, several generously sized bedrooms, a bathroom, separate toilet, balcony and a practical attic floor.

Thanks to the large windows, plenty of natural light enters the property in various areas. The home offers a practical basis while also providing ample opportunity to modernise and decorate it entirely according to your own taste.

Layout

Entrance / first floor

Private entrance with staircase leading to the upper residential floors.

Second floor

The various rooms can be accessed from the landing. At the front of the property is the spacious living room of approximately 20.8 m², overlooking the green Hobbemaplein. At the rear is the kitchen of approximately 6.8 m², fitted with various built-in appliances, including a gas hob, oven and microwave. The balcony can be accessed directly from the kitchen.

Also located on this floor is a spacious bedroom of approximately 13.6 m², equipped with a shower. This room is ideally suited for use as a bedroom, home office or study.

The central hallway features a washbasin unit with double taps. There is also a separate toilet.

Third floor

The next floor once again offers a surprising amount of space. Here you will find three rooms measuring approximately 5.4 m², 8.4 m² and 12.8 m². This makes the property particularly suitable for a household requiring multiple bedrooms, a home office or hobby room.

The bathroom is also located on this floor and is fitted with sanitary facilities. The spacious landing connects the various rooms and provides access to the staircase leading to the upper floor.

Fourth floor / attic

The attic floor is accessible via a fixed staircase. This space of approximately 8.9 m² features roof windows and offers plenty of possibilities for use as storage space, a hobby room or another practical-purpose area.

Location:

The property is situated directly on Hobbemaplein, in the heart of a lively part of The Hague. Various shops, everyday amenities, restaurants, cafés and public transport connections can be found in the immediate vicinity. Other parts of the city are also easily accessible from this central location.

Particulars

spacious upper-floor apartment arranged over several levels;
four spacious bedrooms and an additional room;
generous living room of approximately 20.8 m²;
kitchen with access to the balcony;
balcony of approximately 2.7 m²;
bathroom and separate toilet;
fixed staircase leading to the attic floor;
plenty of natural light;
ample opportunity to modernise the property according to your own taste;
central location on Hobbemaplein;
Ground lease buyout amount: €3,369 + €289 administration fees.

A home offering space, character and, above all, plenty of possibilities. Curious to discover what Hobbemaplein 46 has to offer?
Schedule a viewing today!











