RESIDENCE
MAKELAARS

FOR RENT



Appelstraat 11
2564 EA Den Haag

€ 2.500 p.m. ex.

Residence makelaars

Banstraat 1

2517 GH Den Haag

070 2400 213

info@residencemakelaars.com

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FEATURES

Price	€ 2.500 p.m. ex.
Status	Available
Acceptance	Directly
Apartment type	Upper floor apartment, double upstairs house
Bottom floor	2
Build type	Existing
Year of construction	1939
Maintenance inside	Good
Maintenance outside	Good
Location	In residental area
Living surface	160m^2
Other surface	1m^2
Volume	480m^3
Rooms	5
Bedrooms	3
Bathrooms	1
Floors	2
Facilities	Cable tv
Energy label	B
Isolation	Roof insulation, wall insulation, floor insulation, insulated glazing, hr-glass
Hot water	Central heating
Heating	Central heating
Furnace	Hr (2023, combined furnace, owned)
Balcony	Yes
Shed	Lock-up

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DESCRIPTION

Appelstraat 11, The Hague – Vruchtenbuurt

Beautiful, fully renovated five-room upper maisonette featuring two southwest-facing balconies, three spacious bedrooms, a luxurious kitchen and bathroom. Situated in one of The Hague's most sought-after neighbourhoods: the Vruchtenbuurt.

The property is ideally located close to a wide variety of shops, including those at Savornin Lohmanplein, Appelstraat and Fahrenheitstraat. The beach, with its lively beach clubs, is within walking distance, while the recently redeveloped Kijkduin is just a short bike ride away. Tram 3 stops just around the corner and provides a convenient connection between Loosduinen and The Hague city centre.

Layout:
Private entrance at street level. Hallway with meter cupboard and stairs leading to the first floor. Landing, toilet and modern, luxurious kitchen equipped with various built-in appliances, including a dishwasher, refrigerator, freezer, four-burner gas hob, extractor hood and oven, as well as ample storage space. The kitchen provides access to the southwest-facing balcony.

Very spacious and bright en-suite living and dining room. The dining room also provides access to the southwest-facing balcony.

Stairs to the second floor. Landing, second toilet and designated space for a washing machine and dryer. From the landing there is access to the modern, luxurious bathroom, which features a double-tap vanity unit with two drawers, a large mirror, heated towel rail, walk-in shower and large bathtub.

Very spacious master bedroom at the front of the property. A second spacious bedroom is situated at the rear and also provides access to the southwest-facing balcony. The third bedroom, also located at the rear, features French doors opening onto the balcony.

Folding loft ladder providing access to the attic storage space.

At the rear of the property, a secure rear entrance provides access to the private storage unit, ideal for storing bicycles.

Key features:
- Energy label B;
- Prime location;
- Spacious upper maisonette of approximately 160 m^2;
- Three bedrooms;
- Two southwest-facing balconies;
- Modern, luxurious kitchen and bathroom;
- Very spacious en-suite living room;
- Various original period features, including stained-glass windows, panelled doors and original 1930s fireplaces;
- Private storage unit;
- High-efficiency combination boiler;
- Beautiful laminate flooring throughout;
- Rent excludes gas, water and electricity;
- Not suitable for house sharing;
- Available immediately.

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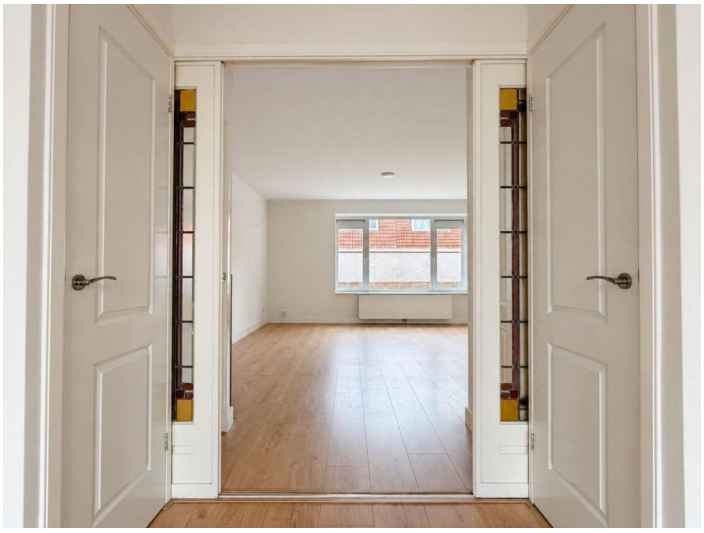
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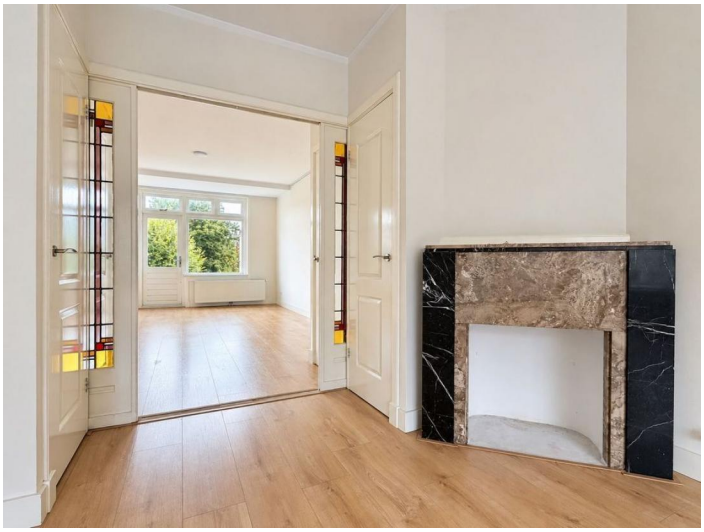
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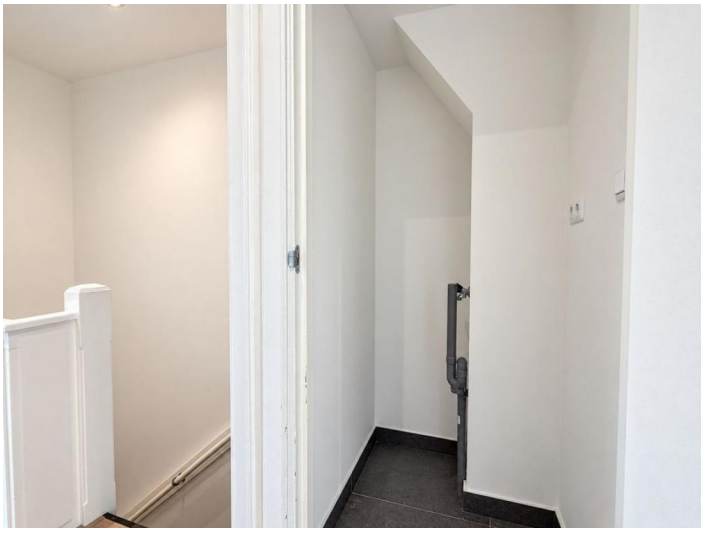
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