



Appelstraat 13
2564 EA Den Haag

€ 2.245 p.m. ex.

Price	€ 2.245 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 residential 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	D
Isolation	Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Hr (2019, combined furnace, owned)
Balcony	Yes
Shed	Lock-up

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Appelstraat 13 in The Hague - Vruchtenbuurt

Spacious five-room double upper house with two balconies on the south-west, three spacious bedrooms, luxury kitchen and bathroom. Located in one of the most desirable areas of The Hague. Vruchtenbuurt. The property is ideally located for shops including Savorin Lohmanplein, Appelstraat and Fahrenheitstraat. The beach is also within walking distance with cozy beach bars and the renovated neighborhood Kijkduin, which is located within cycling distance. Tram 3 is around the corner, which connects Loosduinen and the center of The Hague.

Layout:

Private entrance at street level. Hall with the fuse box, stairs to the first floor, passage, toilet, modern luxury kitchen with appliances, including a dishwasher, refrigerator and freezer, four burner gas stove, extractor hood, oven and sufficient storage space. from the kitchen door to the balcony south-west, very spacious and bright living-dining room ensuite from the dining room also access to the balcony on the south-west. Stairs to the second floor, passage second toilet, storage space for washing machine/dryer, from the passage access to the modern luxury bathroom with washbasin with two taps and two drawers, large mirror, towel radiator, walk-in shower and large bath. Very spacious master bedroom at the front, second large bedroom at the back with again, access to the balcony on the south-west, third bedroom at the back with patio doors to the balcony. Vlizo stairs to the attic. At the back of the apartment is through a closed back access to a private storage room, ideal for bicycles.

Particularities:

Prime location;

Renovated in 2019;

Wonderfully spacious double upper house of approx. 160m²;

Three bedrooms;

Two balconies on the south-west;

Modern luxury kitchen and bathroom;

Very spacious living room ensuite;

Equipped with various original elements, among others. stained glass, panel doors and original 1930s fireplaces;

Own storage room;

HR combi boiler;

The whole house has a beautiful laminate floor;

Rent is excluding gas, water and electricity;

Not for sharing;

Energylabel D;

Available immediately.







