RESIDENCE
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FOR SALE



Jan van Nassaustraat 84
2596 BW Den Haag

€ 1.950.000 k.k.

Residence makelaars
Banstraat 1
2517 GH Den Haag

070 2400 213
info@residencemakelaars.com

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FEATURES

Price	€ 1.950.000 k.k.
Decoration	Partly furnished
Status	Available
Acceptance	Directly
House type	Town house, terraced house
Build type	Existing
Year of construction	1920
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	In residental area
Living surface	354m^2
Plot surface	211m^2
Other surface	10m^2
Volume	1.430m^3
Rooms	12
Bedrooms	8
Bathrooms	3
Floors	4
Facilities	Mechanical ventilation, cable tv
Energy label	C
Isolation	Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Hr combi ketel (combined furnace)
Balcony	Yes
Garden	Backyard
Backyard	Southwest, 97m^2, 705×1375cm
Shed	Free standing, stone
Shed facilities	Electricity

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DESCRIPTION

Jan van Nassaustraat 84, The Hague | Nassaubuurt

Distinguished townhouse with approximately 354 m^2 of living space and a deep, south-west-facing rear garden

Behind the handsome façade of Jan van Nassaustraat 84 lies an exceptionally spacious late-19th-century townhouse. The original double entrance doors, grand staircase and richly detailed ornamental ceilings give the house a distinct character from the moment you step inside. With approximately 354 m^2 of living space across four full floors and a deep, sunny rear garden, there is ample room for family life, entertaining and working from home.

The property is freehold and is zoned for both residential and office use. Its elegant entrance and generously proportioned rooms make it an attractive option for those looking to combine living and working at one address, subject to applicable regulations.

Layout

Ground floor

The original double entrance doors open into a spacious reception hall with period plasterwork and a grand staircase. The adjoining living and dining rooms showcase some of the home's finest original features. A sliding partition with fitted cupboards allows the rooms to be opened up for entertaining or used separately. Tall windows, decorative ceilings and a ceiling height of approximately 3.10 metres give both rooms a bright, airy feel.

The dining room has ample space for a long table, and French doors open directly onto the garden. The semi-open-plan kitchen is at the rear of the house and provides access to the cellar.

The deep, south-west-facing rear garden offers plenty of space for outdoor dining, children to play and an after-work drink in the evening sun. Separate rear access makes it easy to take bicycles and gardening equipment straight to the detached shed.

First floor

A generous landing leads to three well-proportioned bedrooms and a separate study. With ceilings of approximately 3.40 metres, large windows and original period details, this floor has the same sense of scale and character as the ground floor. The study provides a quiet, dedicated space for working from home.

Second floor

This floor has spacious rooms at the front and rear, along with a generous balcony and a separate laundry room. The bathroom is fitted with a bath, a walk-in shower and a vanity unit. A separate WC is accessed from the landing.

Third floor

The top floor has two good-sized bedrooms and an additional room suited to use as a child's bedroom, a study or a hobby room. With its own bathroom with a walk-in shower and WC, as well as a balcony, this floor works particularly well for guests or older children who appreciate a little more privacy.

Living in the Nassaubuurt

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Jan van Nassaustraat is one of those streets where the architecture sets the tone. Stately façades and distinctive period townhouses give it a quiet elegance, while nearby embassies, international organisations and schools contribute to the neighbourhood's international character.

Shops, independent retailers and restaurants are close by. The Hague city centre and Scheveningen beach are within easy reach, as are public transport connections and major routes out of the city.

Key features

- Approximately 354 m^2 of living space across four full floors
- Freehold property
- Zoning permits both residential and office use
- Deep, south-west-facing rear garden with separate rear access and a detached shed
- Balconies on the second and third floors
- Two bathrooms, a separate laundry room and a cellar
- Characterful front façade with finely detailed traditional raised pointing
- Original double entrance doors, panelled doors, sliding partition and staircase
- Period ornamental ceilings and plasterwork
- Ceiling heights of approximately 3.10 metres on the ground floor and 3.40 metres on the first floor
- Available for immediate completion

Residence Makelaars would be delighted to show you this exceptional townhouse in person.

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PHOTOS













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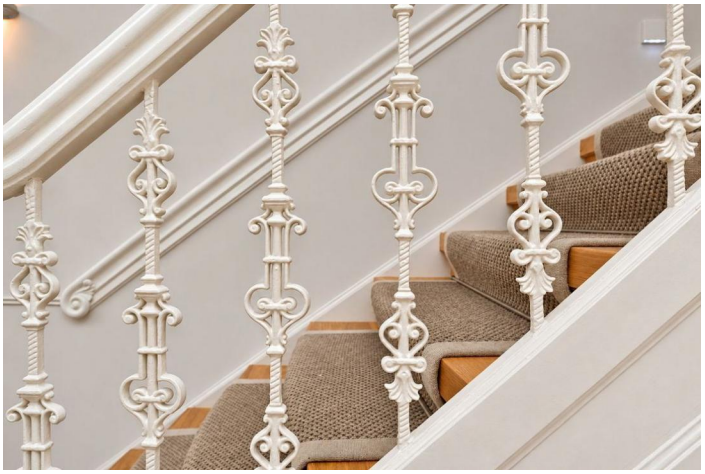









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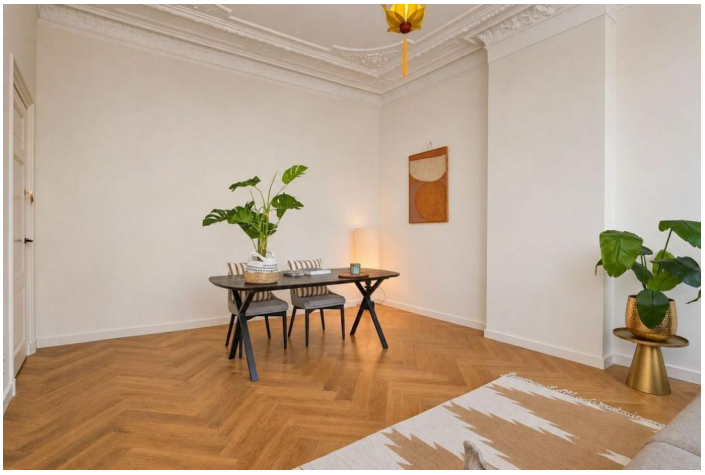

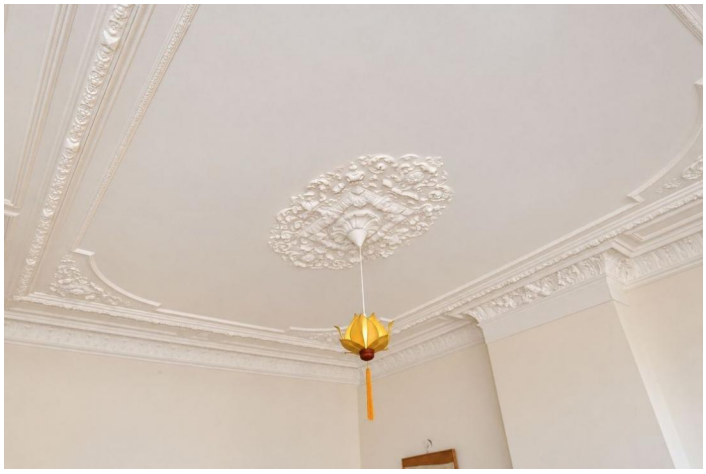

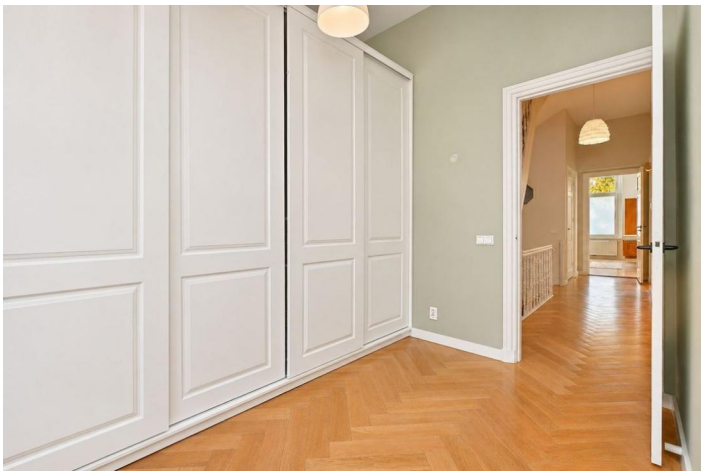

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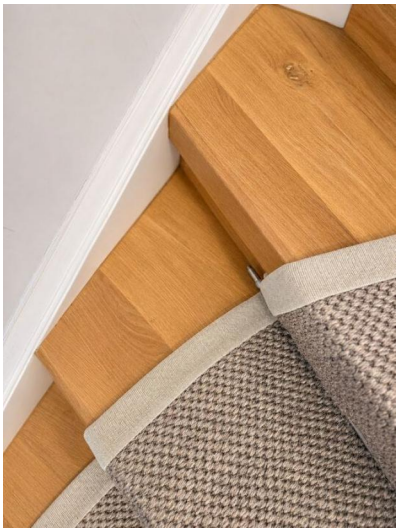







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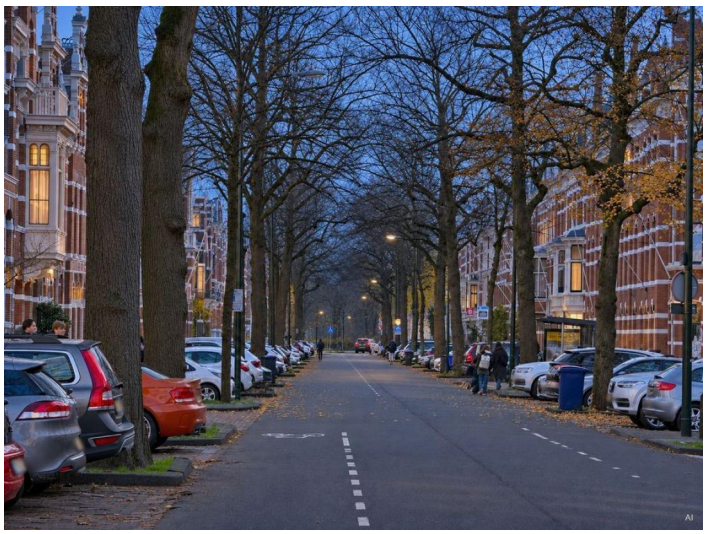

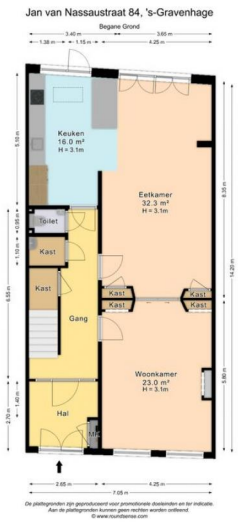

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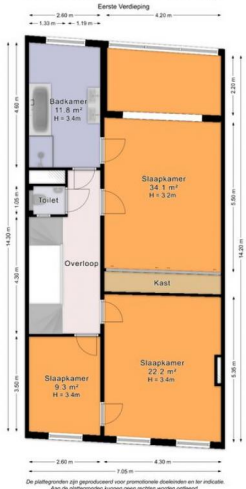
Jan van Nassaustraat 84, 's-Gravenhage
Eerste Verdieping



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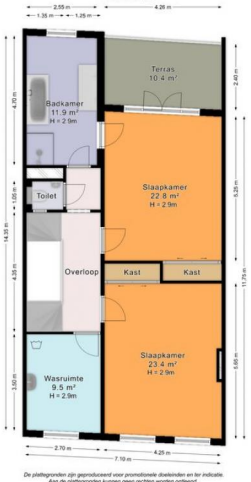
Jan van Nassaustraat 84, 's-Gravenhage
Tweede Verdieping



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Derde Verdieping



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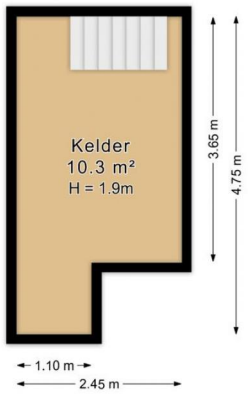
Kelder



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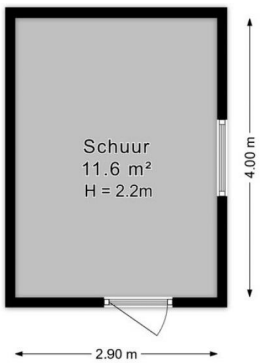
Schuur



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Situatietekening



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