For Sale

Gentsestraat 36 A

2587 HT Den Haag

Upper floor apartment, Double upstairs house 98m²

Vraagprijs € 464.000 k.k.

Features

Price	€ 464.000 k.k.
Status	Available
Acceptance	In consultation
Apartment type	Upper floor apartment, Double upstairs house
Build type	Existing
Build year	1922
Maintenance inside	Good
Maintenance outside	Good
Living surface	98m²
Volume	340m³
Rooms	4
Bedrooms	3
Bathrooms	2
Floors	2
Facilities	Skyline, Glass fiber, Natural ventilation, Cable tv
Energy label	B
Isolation	Roof insulation, Mainly insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Remeha Avanta (2023, Combined furnace, Owned)
Location	In residental area
Balcony	Yes

Description

Situated in an excellent location near the beach!

Discover this bright and spacious two-story upper apartment featuring 3 bedrooms, ideally located within walking distance of the beach, the sea, the promenade, shops, and restaurants.

HIGHLIGHTS:
- Upper-level apartment (1st and 2nd floors)
- Private entrance and staircase
- Energy label B
- Insulated roof
- Insulated front facade
- Bathroom on both floors
- 3 bedrooms
- Balconies at both the front and rear

Gentsestraat is THE charming shopping street in the 'Belgisch Park' neighborhood of Scheveningen.
Located directly behind the promenade, the beach, and the sea.
Excellent transport links to the center of The Hague.

The property has an energy label of B. The front facade and the roof are insulated.
Heating and hot water are provided by a central heating combi-boiler (installed in 2023).

Ground floor:
Private entrance from the street, leading to a hallway and a staircase to the 1st floor.

1st floor:
At the front, there is a bright living room with a small balcony. At the rear, there is a pleasant room with doors opening onto a larger balcony. This floor also houses the kitchen and a bathroom equipped with a shower enclosure, a sink, and a toilet.

2nd floor:
The 2nd floor features a spacious landing, two large bedrooms, and a bathroom with a bathtub and a toilet. The large bedroom at the front was originally two separate rooms; it still retains two doors and could easily be divided back into two rooms.

General information:
There are washing machine connections on both floors. Broadband internet access is available, including cable and fiber-optic connections. Small, active Owners' Association (VvE) with two members.
The property is located above a retail space currently used as a furniture showroom.

DETAILS:
- Year of construction: 1922

Description

- Freehold (owned land)
- Wooden window frames, almost entirely fitted with double glazing
- Roof and front façade insulated
- Energy label: B
- 3 bedrooms; easily convertible into 4 bedrooms
- Recently activated Owners' Association (VvE); monthly contribution €90, includes joint building insurance
Simplified maintenance plan (BOP) in place for small VvE
- Central heating boiler from 2023
- Given the age of the property, an 'age and materials' clause will be included in the NVM purchase agreement
- Buyer may choose the notary, provided the office is located within the Haaglanden region.

Explanatory Clause: NEN 2580
The measurement instructions provided are based on the NEN 2580 standard. These instructions are intended to ensure a more consistent method for determining the usable floor area. Please note that these instructions do not entirely eliminate the possibility of variations in measurement results—for example, due to differences in interpretation, rounding, or practical limitations encountered during the measurement process.

In this transaction, Belvedere Makelaars represents the interests of the selling party. As a buyer, you have a duty to conduct your own due diligence; we recommend engaging your own NVM-affiliated purchasing agent. An NVM purchasing agent will look after your interests and help save you time, money, and stress. You can find contact details for other NVM purchasing agents in the Haaglanden region via the Funda website.

While this information has been compiled with the utmost care, we accept no liability for any incompleteness, inaccuracies, or other errors—nor for the consequences thereof.
The data provided is for indicative purposes only. The buyer is encouraged to conduct (or commission) their own further investigation if desired.

Photos

Photos

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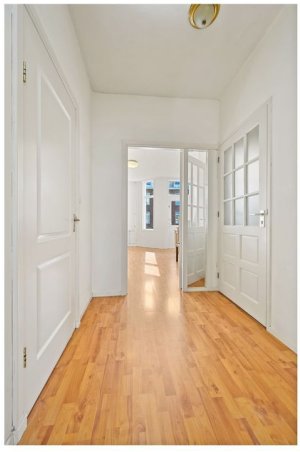
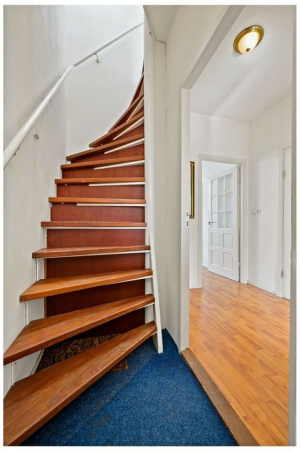


Photos



Photos

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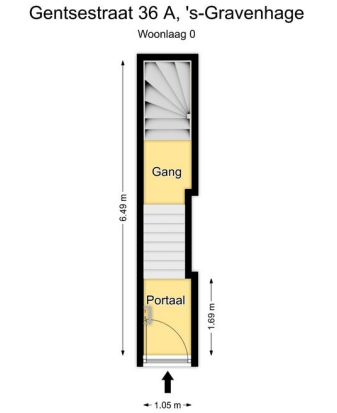
Gentsestraat 36 A, 's-Gravenhage
Woonlaag 0
Gang
Portaal
6.49 m
1.69 m
1.05 m
De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
Aan de plattegronden kunnen geen rechten worden ontleend.
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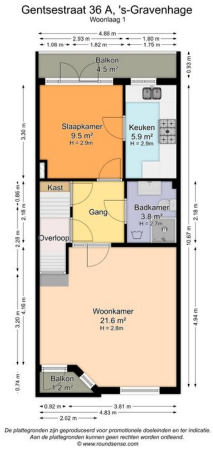
Gentsestraat 36 A, 's-Gravenhage
Woonlaag 1
Balkon
4.5 m²
Slaapkamer
9.5 m²
H = 2.9m
Keuken
5.9 m²
H = 2.9m
Kast
Gang
Badkamer
3.8 m²
H = 2.7m
Overloop
Woonkamer
21.6 m²
H = 2.8m
Balkon
2 m²
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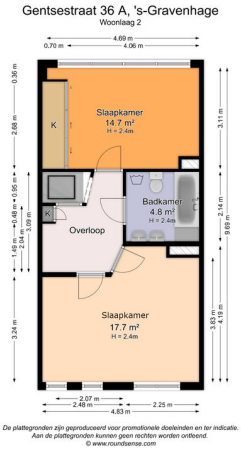
Gentsestraat 36 A, 's-Gravenhage
Woonlaag 2
Slaapkamer
14.7 m²
H = 2.4m
K
Badkamer
4.8 m²
H = 2.4m
Overloop
Slaapkamer
17.7 m²
H = 2.4m
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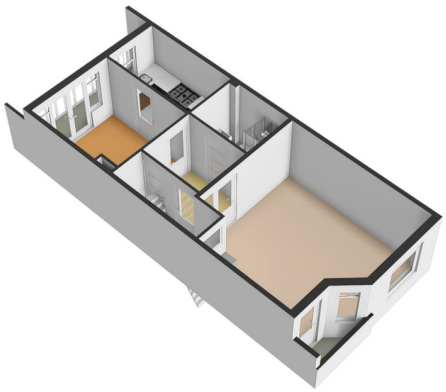

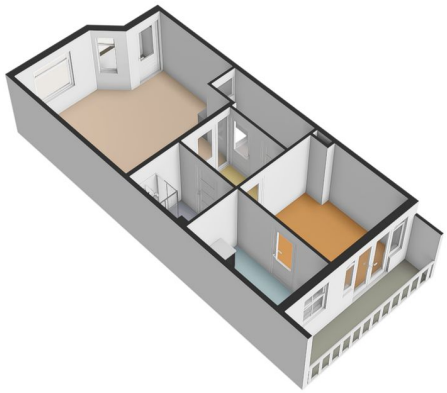

Photos