



Laan van Clingendael 134
2597 CG Den Haag

€ 475.000 k.k.

Price	€ 475.000 k.k.
Homeowners association costs	€ 351
Status	Available
Acceptance	Directly
Apartment type	Upper floor apartment, apartment
Bottom floor	4
Build type	Existing
Year of construction	1957
Maintenance inside	Fair
Maintenance outside	Excellent
Location	Near park, near quiet road, in residential area, clear view
Particulars	Protected town view, needs work
Living surface	115m ²
Other surface	17m ²
Volume	411m ³
Rooms	5
Bedrooms	3
Bathrooms	1
Floors	1
Facilities	Lift
Energy label	E
Isolation	Insulated glazing
Hot water	Electric boiler rent
Heating	Block heating
Balcony	Yes
Shed	Lock-up
Shed facilities	Electricity

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Laan van Clingendael 134, 3rd Floor - Benoordenhout, The Hague

Spacious 5-room top apartment with large southwest-facing balcony in one of The Hague's most sought-after neighborhoods

Welcome to this exceptional 5-room top-floor apartment, located on the third and top floor of a stately building on the wide, green, and iconic Laan van Clingendael, in the quiet and prestigious Benoordenhout district. This charming apartment not only offers ample space and comfort, but also enjoys an excellent location close to nature, culture, and amenities. Enjoy a beautiful view of the tree-lined avenue and the proximity to Clingendael Park and the Haagse Bos, making this apartment a truly unique place to live.

Location

The apartment is located just 30 meters from the entrance to the famous Clingendael Park, which features the stunning Japanese Garden, a true oasis of tranquility. The green and peaceful surroundings offer an ideal contrast to the vibrant city life of The Hague. Several amenities are within walking distance, including the ****De Spar**** supermarket on Breitnerlaan and the charming shops and cafes on Van Hoytemastraat. The center of The Hague is easily accessible, and Scheveningen beach is only a 15-minute bike ride away.

In addition, the location offers excellent public transport connections. The Benoordenhoutseweg tram and bus stop is just a short walk away, and within 10 minutes you can reach Central Station. For sports enthusiasts, the neighborhood offers numerous facilities, including tennis, hockey, cricket, and golf. In short, a perfect blend of peace, nature, and dynamism.

Layout

Upon entering the apartment, you will immediately notice the light and spacious interior. The layout is practical, offering a good balance between open spaces and privacy.

Entrance: A few steps lead you to the secure entrance with staircase and lift. The lift takes you directly to the third floor, the top floor of the building.

Hallway: The U-shaped hallway provides access to all rooms in the apartment and features a beautiful wooden floor, which flows through to the living room.

Living Room: The light-filled living room is a lovely space, equipped with a built-in bookcase and a cozy fireplace. The bay window offers a fantastic view of the green avenue, with the tree-lined street enhancing the street view.

Dining Room: The dining room is located at the back of the apartment and is separated from the living room by an elegant glass partition, creating an open and airy atmosphere. From the dining room, you have access to the spacious rear balcony, which also faces southwest, perfect for enjoying sunny moments during the summer.

Kitchen: The kitchen is simple but tidy and offers plenty of potential for modernization. From the kitchen, you have access to the rear balcony, making this space even more practical.

Bedrooms: The apartment features three bedrooms. Two bedrooms are located at the front of the apartment, both with built-in wardrobes. The master bedroom at the rear is also a good size and features a wardrobe wall. This room also provides access to the southwest-facing balcony, so you can enjoy the view and sunshine directly from your bed.

Bathroom: The bathroom is equipped with a sink, bathtub, and toilet. The space is simple but functional.

Additional Storage

The apartment offers excellent additional storage space, which is always a bonus in a city home. There is a spacious storage room of 4 x 4 meters in the attic, perfect for storing items or creating a hobby room. In addition, there is a storage room in the basement** of the building, ideal for stowing away bikes or a scooter.

Special Features

- The apartment is situated on freehold land.
- The Owners' Association (VvE) is active, with a monthly contribution of €280.
- Heating advance of €100 per month (block heating with heat meters).
- The apartment is fully equipped with aluminum window frames with double glazing, ensuring comfort and sound insulation.
- The building is located in a nationally protected cityscape, highlighting the historical value of the property.
- Parking is available through a residential parking permit.
- A non-occupancy clause applies, as the apartment has been rented out in the past.
- Project notary applies.
- Quick delivery is possible, allowing you to move in as soon as possible.

Summary

This charming 5-room apartment offers the perfect combination of space, character, and an outstanding location in the quiet Benoordenhout district, close to nature and the city. With its spacious layout, southwest-facing balcony, and numerous amenities nearby, this apartment is an excellent choice for anyone seeking a comfortable and atmospheric home in one of the most desirable neighborhoods in The Hague.

Are you interested? Schedule a viewing today and discover the many possibilities this beautiful apartment has to offer!













