



Koninginnegracht 77 B
2514 AH Den Haag

€ 795.000 k.k.

Price	€ 795.000 k.k.
Decoration	Partly furnished
Homeowners association costs	€ 30
Status	Available
Acceptance	Directly
Apartment type	Upper floor apartment, double upstairs house
Bottom floor	3
Build type	Existing
Year of construction	1939
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	In residential area, clear view
Particulars	Protected town view
Living surface	151m ²
Other surface	1m ²
Volume	500m ³
Rooms	4
Bedrooms	3
Bathrooms	1
Floors	2
Facilities	Outside sun screen
Energy label	B
Isolation	Roof insulation, insulated glazing
Hot water	Central heating
Heating	Central heating, Partial heated floor
Furnace	Hr ketel (2021, combined furnace, owned)
Balcony	Yes
Shed	Indoor
Shed facilities	Electricity

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Koninginnegracht 77 B in The Hague - Archipel

Beautiful double-storey house, renovated to a very high standard using the best materials!

Exceptionally good and high-quality, completely renovated double-upstairs house of approx. 151m² with sunny balcony over the full width on the southwest and a spacious dry storage room in the basement. Excellent location in the popular Archipelago with both Bankastraart and The Hague Center within walking distance. From the balcony you can enjoy a beautiful unobstructed view with afternoon and evening sun.

Layout:

Communal entrance;

The spaciouly designed and elegant staircase with stained glass windows provides access to the apartment on the one hand and to the basement with storage room on the other. The generous windows in the stairwell make it always atmospheric and light.

Entrance apartment;

Beautiful entrance with herringbone parquet, a closet with a very extensive electrical installation and built-in wine rack. Spacious living room at the front with herringbone parquet and fireplace. The living room is openly connected to the spacious luxury kitchen with built-in appliances. There is a beautiful passage of light throughout the entire space.

At the rear, the rear balcony is accessible over the full width via exclusive harmonica doors. The sunny balcony faces southwest, has an unobstructed view and is equipped with electric awnings. On the landing there is also a modern toilet with fountain and a spacious cupboard with space for the central heating boiler (2021). The floor is completed by a spacious bedroom or office, also adjacent to, and with access to, the rear balcony.

Top floor;

L-shaped landing, laundry room with connections for washing machine, dryer and a folding board. Large master bedroom at the rear with loft, a modern toilet, luxurious complete bathroom with walk-in shower, bath, washbasin and underfloor heating. At the front is the 3rd large bedroom with loft and storage space.

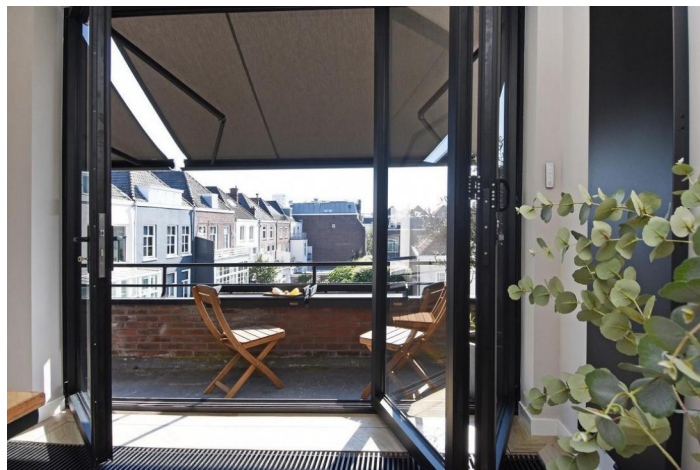
Extras;

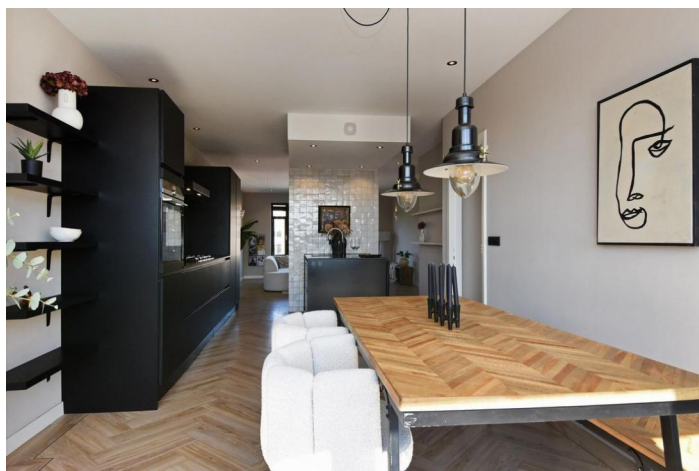
The current owner has spared no expense during the entire renovation. Very high quality, comfortable and well insulated apartment. The apartment has a hydrophore pump (water pressure booster) that guarantees a constant high water pressure, wonderful when showering. In addition, the bedrooms are equipped with air conditioning units for even more living comfort.

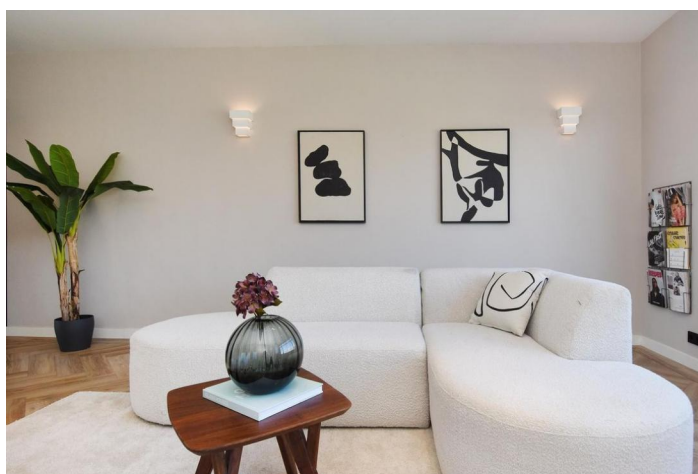
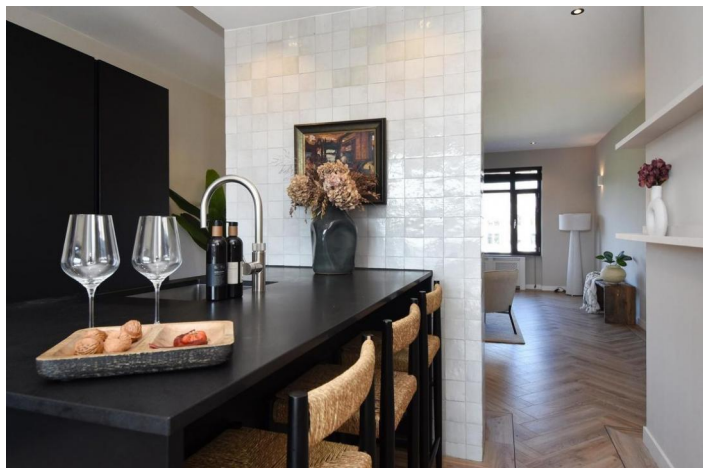
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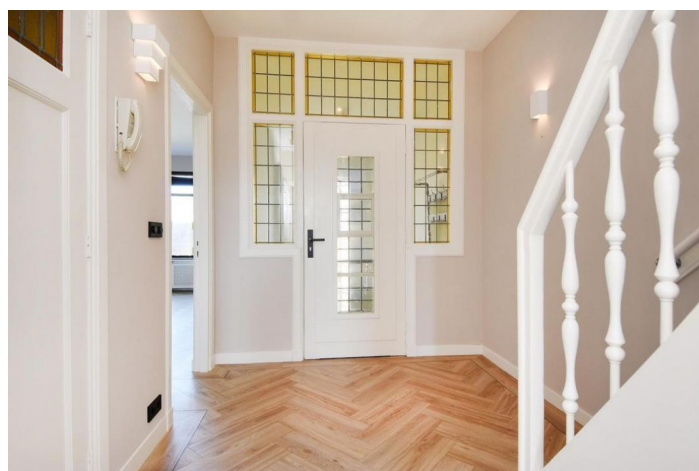
- Top location;
- Exceptionally good and high-quality completely renovated;
- Totally new electricity including meter cupboard;
- All pipes have been replaced;
- New luxury kitchen and bathroom;
- Own ground;
- Spacious living space of approx. 151m²;
- Active homeowners' association, contribution €30 per month;
- Completely equipped with double HR++ glazing;
- Roof fully insulated;
- MJOP Report 2023-2028;
- Spacious storage room (approx. 14m²) in the basement;

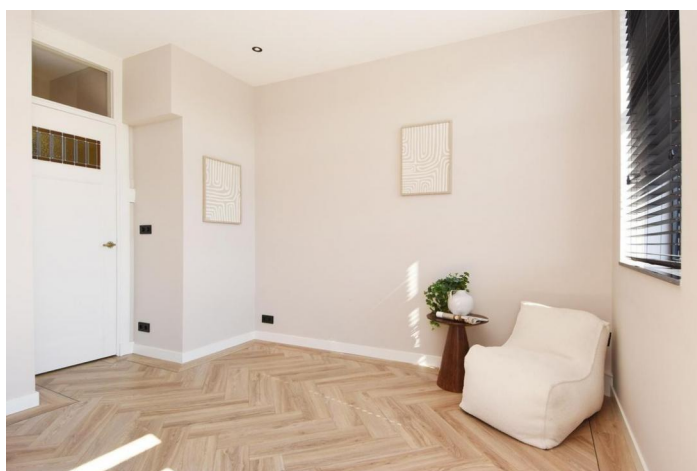
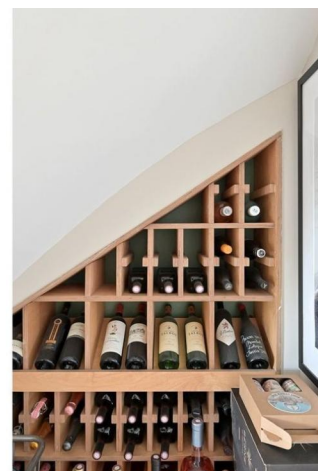
- Energy label B;
- Available immediately.

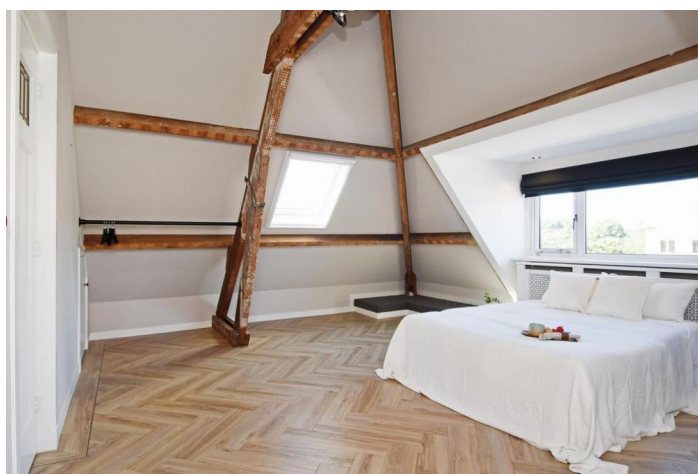
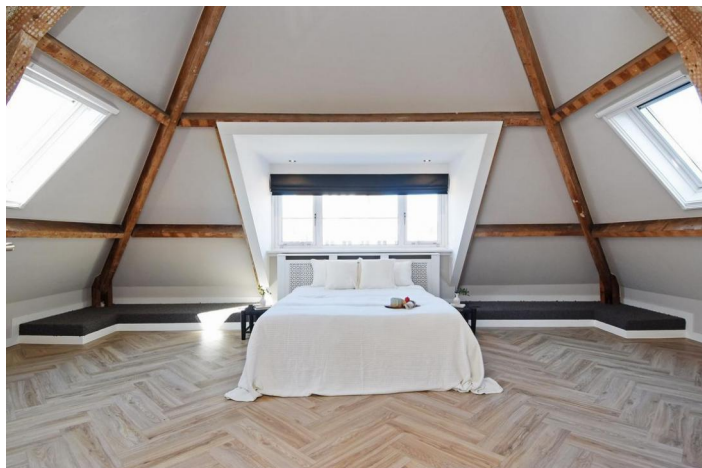
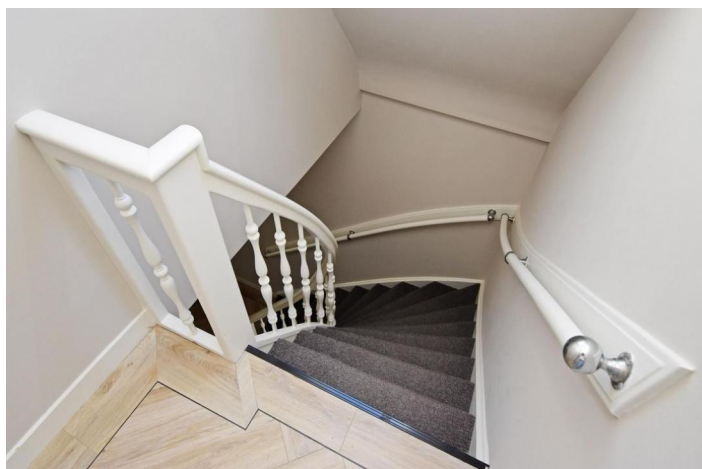


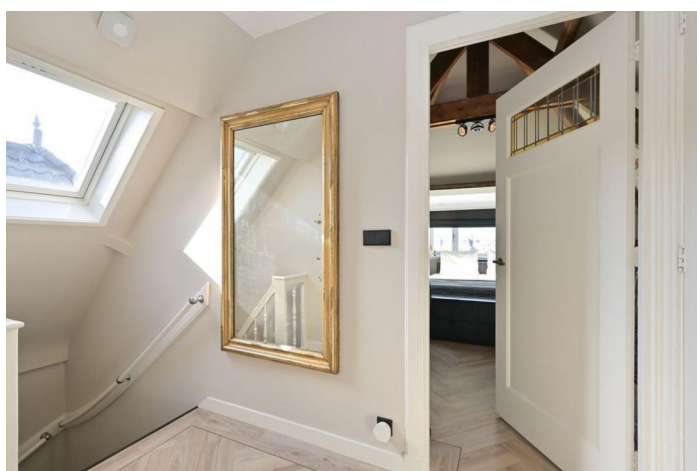
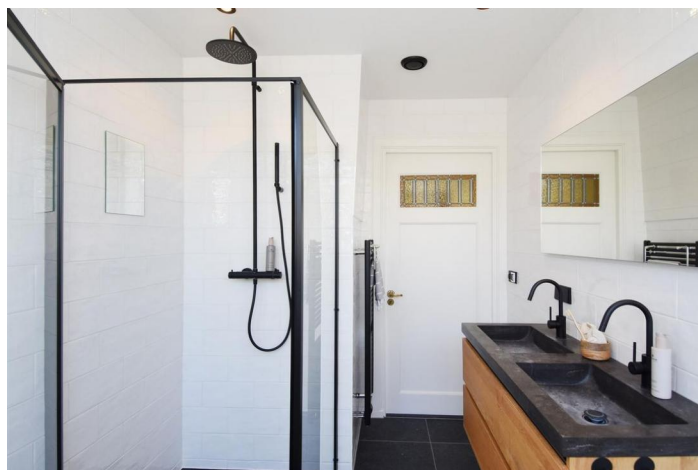
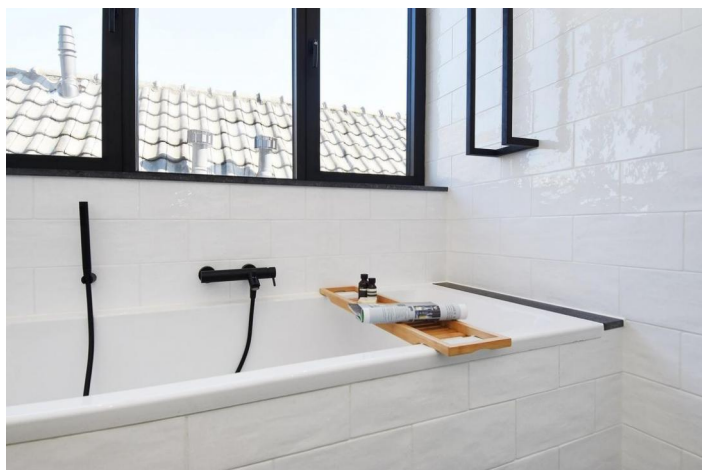
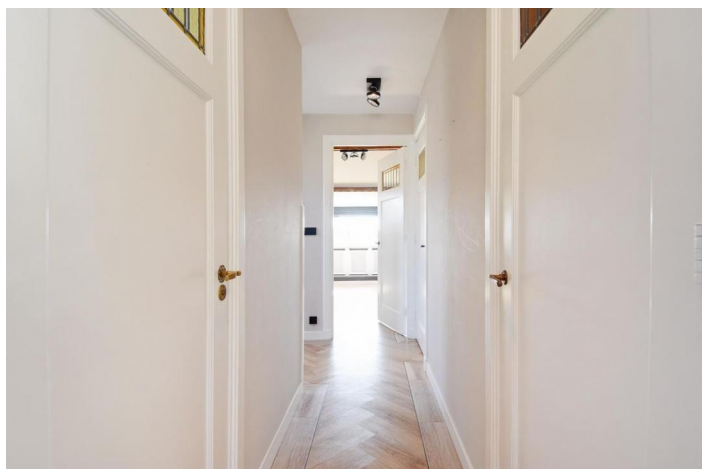


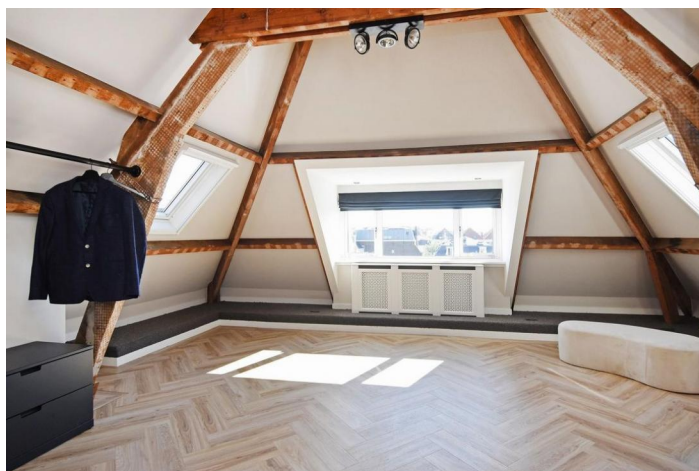


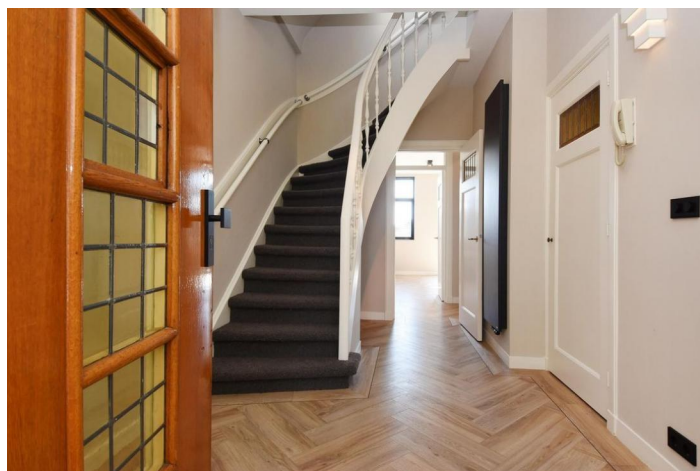












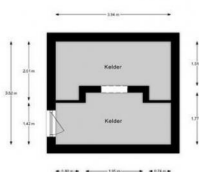




Koninginnegracht 77B, Den Haag | 2e Verdieping H=2.67 m



Koninginnegracht 77B, Den Haag | 3e Verdieping H=2.43 m



Koninginnegracht 77B, Den Haag | Kelder H=2.10 m