



MAKELAARS ASSOCIATIE

MEER KENNIS IN HUIS



**Louise Henriettestraat 2 M
2595 TH Den Haag**

€ 2.500 p.m. ex.

MAKELAARS ASSOCIATIE
Stevinstraat 201, 2587 EG The Hague

070 - 352 68 00
www.makas.nl / info@makas.nl



Open Monday to Friday from 8:30 to 17:30.
Outside office hours by appointment.



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Price	€ 2.500 p.m. ex.
Zipcode	2595 TH
Location	Near quiet road, In residential area
Type	Ground floor apartment
Garden	Yes, Backyard, Northeast, 452×900cm
Garage	Garage, Car parkParking spot
Living Surface	118m ²
Volume	386m ³
Rooms	5
Acceptance	Directly
Build Type	Existing
City	Den Haag
Address	Louise Henriettestraat 2 M
Construction Year	2001

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Comfortable living in Bezuidenhout? This luxurious house with large backyard has its own PARKING SPACE in the parking garage, storage room and no fewer than 3 bedrooms.

The property is located on the ground and first floor of a beautiful and well-maintained complex. It has a spacious living room, a new (semi) open kitchen, three spacious bedrooms on the first floor, a modern new bathroom with bath, double sink and separate shower and a toilet on both floors.

The house is in a super central location, near the Theresiastraat (shops, restaurants), (international) schools, the Haagse Bos, many sports facilities (including swimming pool, yoga center, squash and tennis courts). Beatrixkwartier station is around the corner and The Hague Central station is just a 5-minute walk away. Also very well and quickly accessible via various roads and highways (A4 / A12).

Layout:

Ground floor: Communal entrance on the ground floor, entrance apartment, hall, toilet with sink, living room (6.44x4.52) with storage cupboard under the stairs and parquet floor. French doors to the spacious garden(9.30x5.00) with back entrance and a shed. Half open kitchen with all necessary equipment such as a refrigerator, 4-burner induction stove, extractor hood, dishwasher and combi-microwave, dining / study room (3.37x3.20) at the front with storage cupboard. From the hall stairs to the 1st floor.

1st floor: Hall, two spacious bedrooms at the rear (5.36x2.21 and 5.36x2.22), closet with washing machine connection, master bedroom (4.20x3.22) at the front with cupboard, modern bathroom with bath, double sink and separate shower, walk-in closet on the landing. Second toilet.

Parking space in the basement of the building and large storage (3.30x2.36)

Particularities:

- Living space approx. 118m²;
- Equipped with beautiful (herringbone) parquet floors (both on the ground floor and the 1st floor);
- New kitchen with all appliances
- Fully equipped with double glazing
- the rent is adjusted annually based on the inflation figures of the CPI, to be increased by a maximum of 2.5%
- Deposit at least 1 month's rent
- Contract duration at least 1 year
- Energylabel A+

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Hieraan kunnen geen rechten worden ontleend.**



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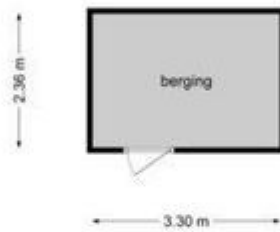


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