



## Laan van Roos en Doorn

2514 BD Den Haag

Single family, Terraced house 160m<sup>2</sup>

Vraagprijs € 3.350,- p.m. ex.

Price	€ 3.350,- p.m. ex.
Decoration	Fully furnished, Partly furnished
Status	Rented
Acceptance	Directly
House type	Single family, Terraced house
Build type	Existing
Build year	1910
Maintenance inside	Excellent
Maintenance outside	Excellent
Living surface	160m <sup>2</sup>
Plot surface	198m <sup>2</sup>
Volume	554m <sup>3</sup>
Rooms	5
Bedrooms	3
Floors	3
Energy label	B
Location	Near quiet road, In town center
Garden	Backyard, Terrace
Terrace	Southwest, 13m <sup>2</sup> , 650×200cm
Garage type	Indoor
Sizes	29m <sup>2</sup> , 5.8×5

A recently renovated and completely furnished family house of approx.: 160 m<sup>2</sup> situated in the high-end neighbourhood Buurtschap 2005 within walking distance of the centre, Shell, ICC and various embassies. A true Gem!

Lay-out: common entrance on the ground floor, hallway with access to the private garage of approx.: 5 x 5.8 with washing machine and dryer. Access to the front room of approx.: 4.8 x 2.2 where a private bathroom provided with a shower, toilet and sink has been created for the spacious back room of approx.: 5 x 3. with access to the spacious garden at the backside of approx.: 21 m<sup>2</sup>. This room is extremely suitable for house help or au pair.

Through the stairs in the entrance hallway access to the 1st floor, hallway with separate newly tiled toilet with sink, spacious living room of approx.: 6.5 x 2.9 with access to the terrace at the backside from where also the garden can be accessed through stairs. Semi-open kitchen of approx.: 2.2 x 3.7 provided with a cooking plate, extractor hood, refrigerator with freezer, dishwasher and combi microwave.

Through the stairs in the hallway access to the 2nd floor, hallway with separate newly tiled toilet with sink, central heating / small storage room, spacious bathroom of approx.: 2.8 x 2.2 with walk-in rain shower, double sink and design radiator. Spacious bedroom at the backside of approx.: 5 x 3.7 and at the front side of approx.: 5 x 2.9.

Accommodation is provided with an alarm system and bulletproof windows. Accommodation is situated in one the best neighbourhoods of the Centre, several shops, wine and dine facilities (Denneweg), public transport and highway. Monthly rent is incl. excl. utilities.

Present:

- Central heating
- Wooden floors, tiles
- Kitchen equipment
- Garden / terrace
- Washing machine and dryer
- Furniture
- 2 bathrooms
- Garage
- Alarm system
- Bulletproof windows
- Video intercom

Requirements:

- Max. 1 household
- Min. 1-year contract
- 1,5-month deposit

- Pets in consultation
- Optional extra services Vesting Vastgoed (hourly rate or service package - see rules and conditions)







