



**2e Sweelinckstraat 75A
2517 GT 's-Gravenhage**

€ 2.490 p.m.



All features in a row

Transfer

Rent price	€ 2.490 p.m.
Offered since	25 apr 2024
Status	available
Rental period	indefinite time
Security deposit	€ 2.490
Service costs	
Acceptance	effective immediately

Construction

Property category	apartment
Property type	mezzanine
Property sub type	
Framework	hardwood

Layout

Number of rooms	
Number of bathrooms	1
Number of toilets	1
Basement	no
Attic	no
Garage	none

Area and content

Plot area (m ²)	
Living area (m ²)	82
Content (m ³)	254



Location

Location **residential area, on a quiet road**

Energy

Heating **central, individual oven**

Type of hot water **central heating**

Glass **double**

Insulation **roof, floor**

Energy label

Energy label **D, expire date: 16 dec 2030**

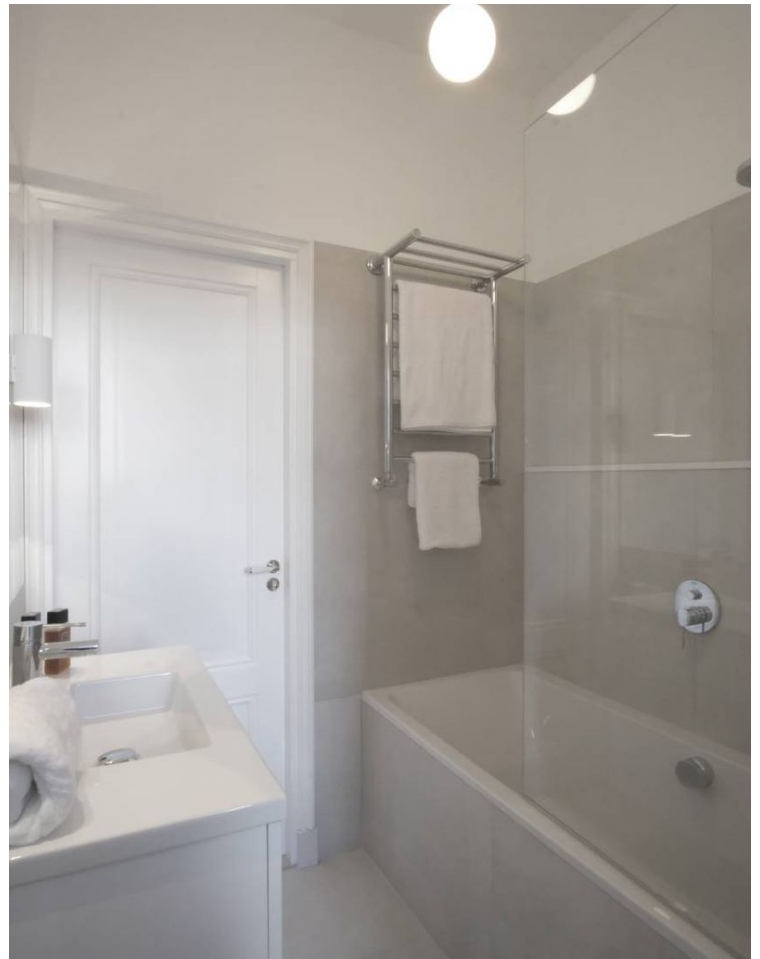
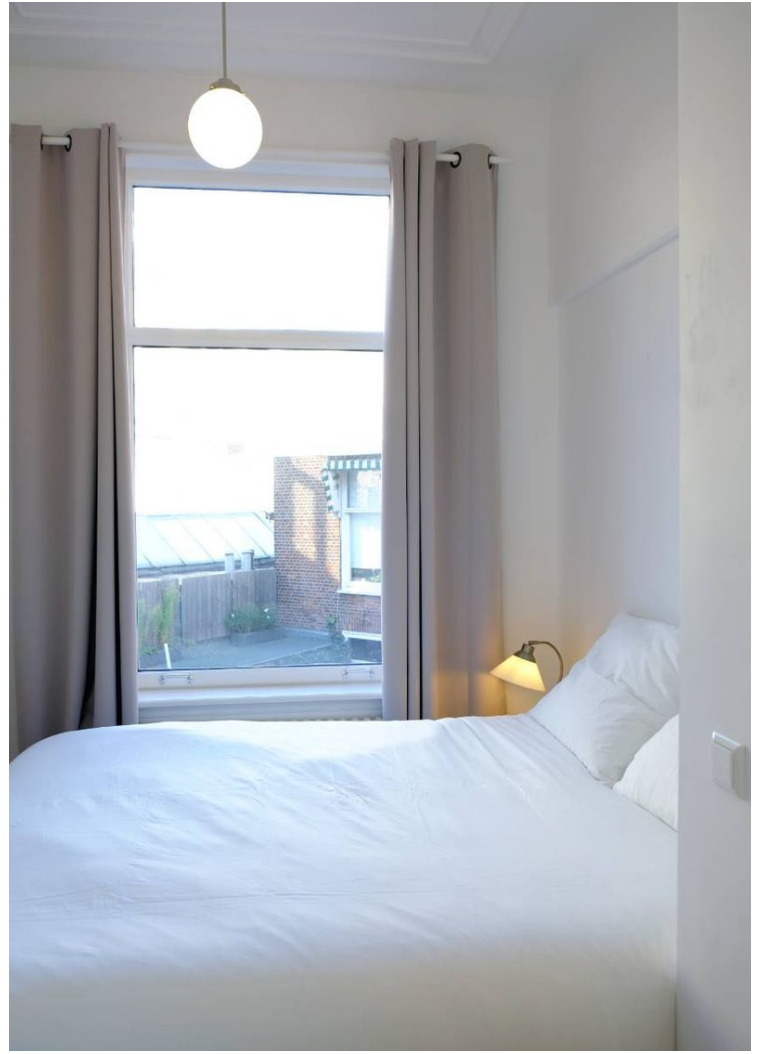


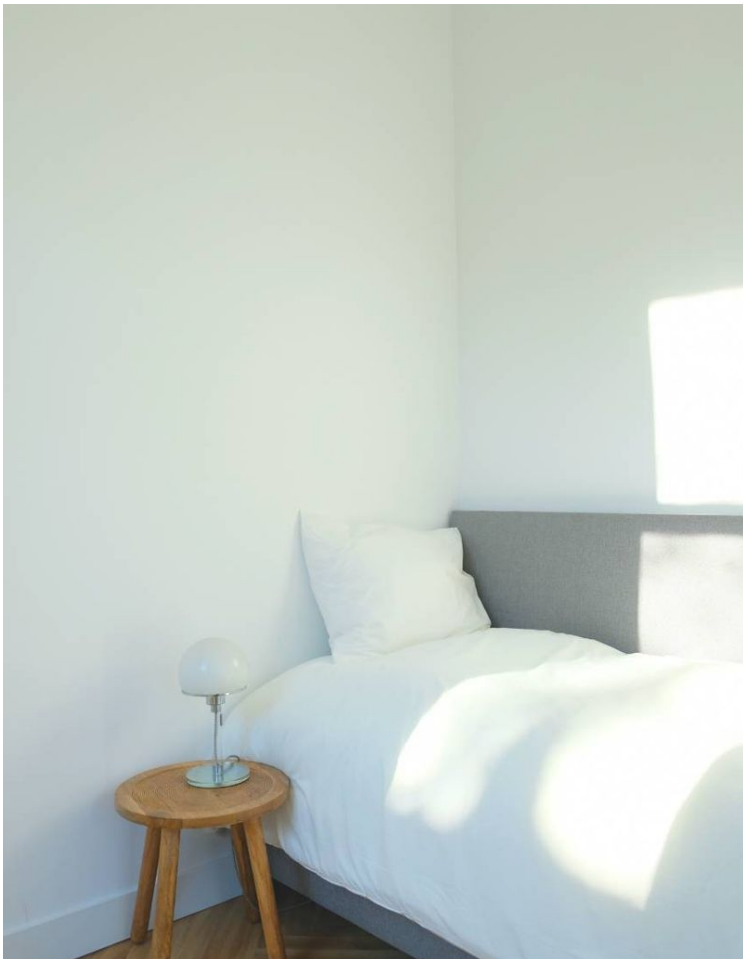
2e Sweelinckstraat 75A in focus









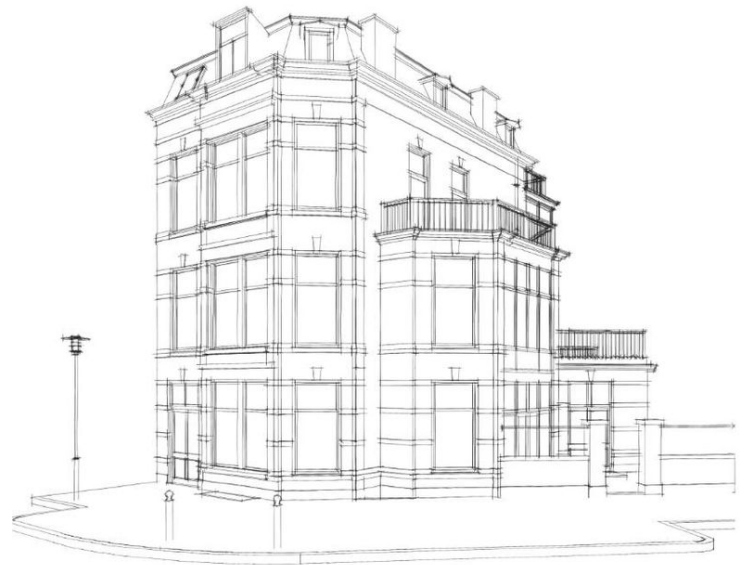






Apartment A

Sweelinck Estates





Apartment A



Omschrijving 2e Sweelinckstraat 75A

Housing permit (huisvestingsvergunning) from the municipality is NOT required for this apartment!

Classical and spacious first floor apartment with large terrace, 2 bedrooms, living room, dining room, study, large central kitchen and 82 square metres. Flooded with light due to the large windows on three sides of the building. View over the picturesque 2e Sweelinckstraat and 2e Van Blankenburgstraat.

The apartment is situated less than 100 metres away from the Sweelinckplein park, and the superb Reinkenstraat shopping area. Located right between the beach and the city centre in the much desired Duinoord area.

Layout:

Shared entrance with elegant stairwell to the first floor.

Grand centrally situated open kitchen, with en-suite separation from the front living room, and direct access to the conservatory dining room.

Traditional sliding doors lead to the rear conservatory where there is a study with extra sitting area that can also be used as a guest bedroom.

The dining room also has access to a large sunny terrace and the living room.

The master bedroom is compact, but fully-fledged with en suite modern bathroom, queensize bed, television, built-in closet and large window facing the back gardens.

Access to the bathroom from the second bedroom is provided through the small entrance hall, where there is also a modern toilet.

The traditional layout of the house has remained intact. All 6 rooms can be separated from each other, or opened up for an extra spacious feeling.

The house has been carefully renovated, remaining respectful of the original, traditional features. All original ceiling ornaments and woodwork have been restored and kept.

The interior design is in sync with the classical character of the house, yet modern, fresh and neutral, suited to any taste. A personal touch can be added by the tenant if so desired.

The restoration and styling were carried out by the owner, a local architect, resulting in notable attention for every detail, both aesthetically and functionally.





Omschrijving 2e Sweelinckstraat 75A

Equipment:

The apartment is fully furnished and equipped with towels, blankets, bedlinen, tableware, cooking utensils, ironing board and vacuum cleaner. As well as brand new fridge/freezer, oven/microwave, washing machine/dryer and stove and dishwasher.

"Sweelinck Estates"

This classical Victorian townhouse, built in 1898, is renovated into three spacious and fully equipped corner apartments, each with large a terrace. The owner is a local architect. She fell in love with this stylish old townhouse when she noticed that each floor has a unique extension, providing space for a terrace for the floor above.

The neighbourhood and surrounding area are both affluent and safe. The street is quietly quaint and lined with trees, that fruit berries in autumn. The green parakeets love to roost in them. The house overlooks the crossing of two well preserved residential streets, built at the end of the 18th century. The crossing feels like a little square.

For more information you can check the website of the Sweelinck Estates.

Monthly rent excluding g/w/e/tv&i: €2.490,- (excluding service charges)

Each apartment has its own gas, water and electricity supply. The meters are located in the freely accessible hallway downstairs.

The tenant is free to choose their own g/w/e providers and arrange contracts with them. The owner can assist with this if so desired. Each apartment has its own boiler with thermostat inside the apartment, the tenant is in full control of their own heating and usage.

There is the option available of including gas, water, electricity, internet and television in the rent for an additional monthly payment of €210.

The minimum rental period is four months.

The deposit amounts to one month's rent.

There are no agent's fees, you rent directly from the owner.





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