



**Burgemeester van der  
Werffstraat 89  
2581 SG 's-Gravenhage**  
€ 1.200 p.m.



## Alle kenmerken op een rij

### Overdracht

|                  |               |
|------------------|---------------|
| Huurprijs        | € 1.200 p.m.  |
| Aangeboden sinds | 24 aug 2023   |
| Status           | verhuurd      |
| Huurperiode      | bepaalde tijd |
| Borgsom          | € 1.500       |
| Servicekosten    |               |
| Aanvaarding      | per direct    |

### Bouw

|                 |                      |
|-----------------|----------------------|
| Woningcategorie | appartement          |
| Type woning     | gelijkvloerse woning |
| Soort woning    | hoekwoning           |
| Kozijnen        | kunststof            |

### Indeling

|                  |      |
|------------------|------|
| Aantal kamers    |      |
| Aantal badkamers | 1    |
| Aantal toiletten | 1    |
| Kelder           | nee  |
| Zolder           | nee  |
| Garage           | geen |

### Gebied en inhoud

|                                    |     |
|------------------------------------|-----|
| Perceeloppervlak (m <sup>2</sup> ) | 90  |
| Woonoppervlak (m <sup>2</sup> )    | 51  |
| Inhoud (m <sup>3</sup> )           | 160 |



## **Ligging**

Ligging **woonwijk, op een rustige weg**

## **achtertuin**

Oppervlakte (m<sup>2</sup>) **40**

Breedte (m) **6**

Lengte (m) **7**

Oriëntatie **oost**

Onderhoud **bezocht**

Achtersoortgang **nee**

## **Energie**

Verwarming **centraal**

Soort warm water **gasketel in eigendom**

Beglazing **dubbel**

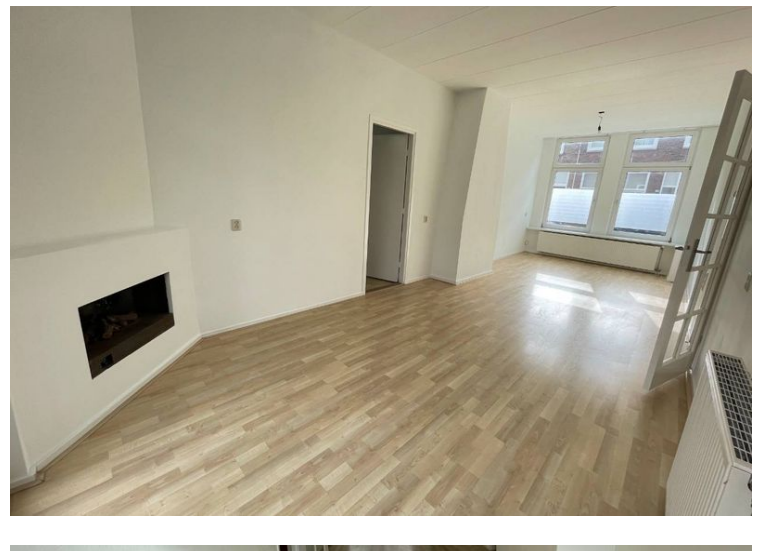
Isolatie

## **Energie label**

Energie label **G, vervaldatum: 29 jul 2030**



**Burgemeester van der  
Werffstraat 89  
in beeld**









## Omschrijving Burgemeester van der Werffstraat 89

**\*\*DUE TO THE EXTRAORDINARY NUMBER OF REQUESTS VIEWINGS ARE NOT POSSIBLE ANYMORE\*\***

Burgemeester van der Werffstraat 89

This lovely apartment with 1 bedroom is located in the popular area of Geuzen/Statenkwartier, in the heart of the International Zone close to the center and the sea. International organizations such as Europol, OPCW and Eurojust are within walking distance, as well as various museums, the pleasantly busy harbor with its large number of restaurants and the beach. Frederik Hendriklaan, the number 1 shopping street in The Hague, is a 5-minute walk away. You can reach the city center within 10 minutes by tram. The spacious 40m<sup>2</sup> garden is a perfect place to relax and enjoy the morning/afternoon sun.

Layout:

Entrance, hallway that leads to the bathroom, storage/washing area and the living room. A spacious living/dining area with a fireplace. The living area has access to the bedroom, kitchen and the garden.

Characteristics:

- Ground floor, semi-furnished 51 m<sup>2</sup> apartment
- 1 Bedroom with a built-in wardrobe
- 40m<sup>2</sup> garden with a shed, 6-person table and a firepit
- Separate storage/laundry room with a washing machine incl.
- Gas fireplace in the living room
- Double glazing on all windows
- Laminate flooring in light tones throughout
- Rent € 1,200 excl utilities. ( gas, water, TV and internet)
- Housing permit is required
- Pets are not allowed
- Close to Europol, OPCW and Eurojust
- Around the corner from the Frederik Hendriklaan, "de Fred" for daily shopping





## Omschrijving Burgemeester van der Werffstraat 89

Availability:

- Initially available for 24 months, minimum for 12 months
- Within walking distance of the cozy marina with all restaurants and the beach
- Within 10 minutes by tram / bicycle to the center of the city
- Availability as of September 1, 2023 with a possibility to start one week earlier
- Maximum of 2 people
- Available only for a single household (not suitable for sharing)

An affordable housing permit from the municipality is applicable (huisvestingsvergunning).

- maximum gross annual income (including holiday pay and extras) for a one-person household € 57.573,-
- maximum gross annual income (including holiday pay and extras) for a two-person household € 76.764,-

The foregoing information has been carefully compiled however, no liability can be accepted by the lessor for any incomplete or inaccurate information, nor for the consequences thereof.







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