

ROTSVAST

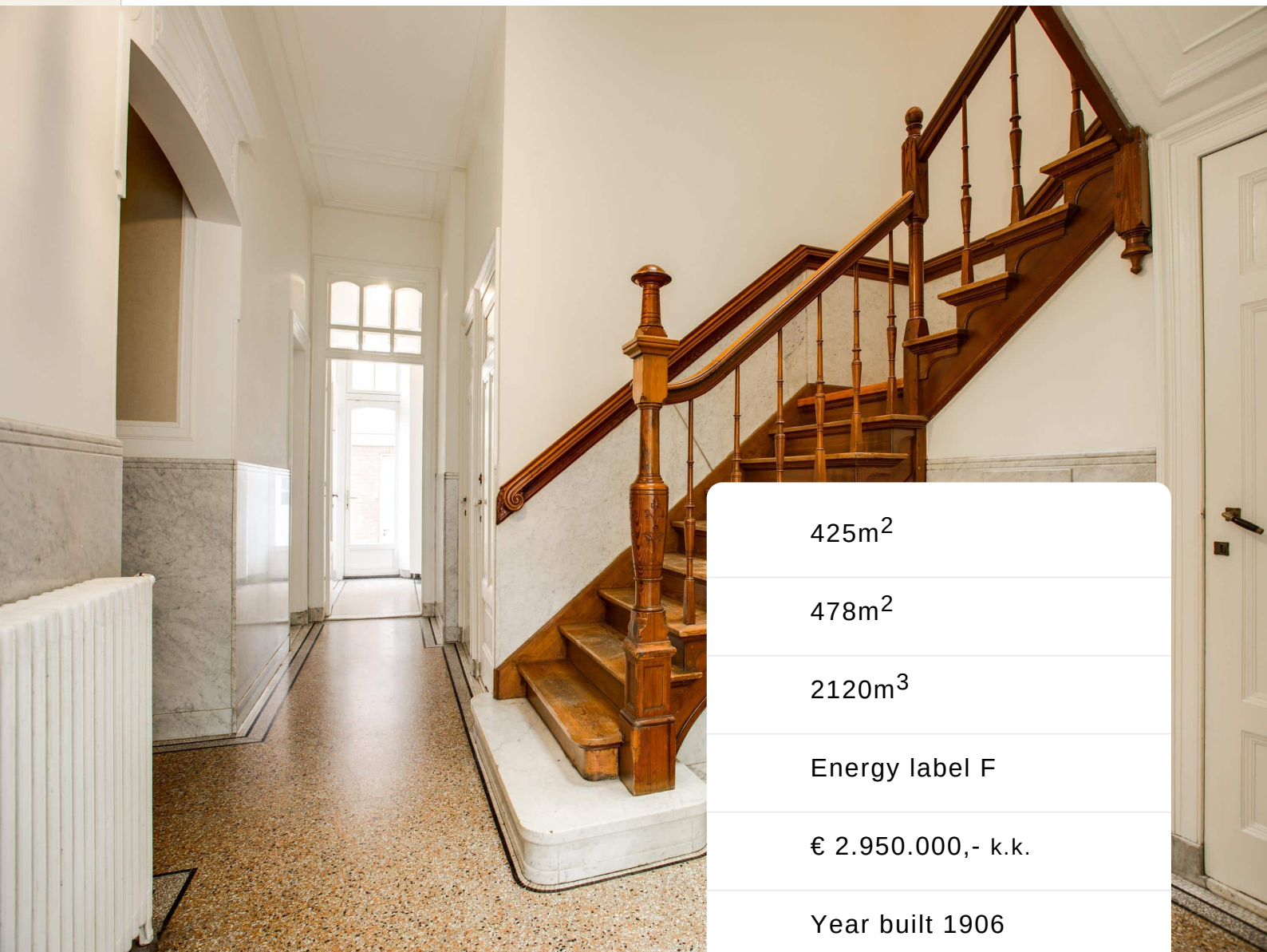
verhuur, verkoop & vastgoedbeheer



Scan the QR code and view
this object on **rotsvast.nl**

Kanaalweg 2 A 2584 CJ 's-gravenhage

Features



425m²

478m²

2120m³

Energy label F

€ 2.950.000,- k.k.

Year built 1906



Rotsvast Den Haag

T: +3170-3464840
E: denhaag@rotsvast.nl
www.rotsvast.nl

Features

Transfer

Price: €2.950.000,-

Status: Available

Offered since: 19 September 2026

Acceptance: In consultation

Build

Property type: Villa

Construction type: Residential house

Year built: 1906

Surface areas and volumes

Other indoor space: 65 m²

Plot area: 478 m²

Volume: 2120 m³

Layout

Number of bedrooms: 13

Number of bathrooms: 2

Number of floors: 4 woonlagen

Facilities: TV cable

Energy label: F

Insulation: Roof insulation, floor insulation, double glazing

Heating: Central heating boiler

Hot water: Gasboiler eigendom

Boiler fuel: Gas

Cadastral municipality: 's-gravenhage

Ownership: Full ownership

Main garden: Back garden

Main garden area: 152m²

Main garden location: Southwest

Facilities

Parking facilities: Paid parking, parking permits

Garage types: No garage

Description

UNIQUE RESIDENCE IN THE HAGUE WITH HISTORY, CHARM AND SPACE

Kanaalweg 2-A | The Hague | ???2,950,000 (costs payable by buyer) | approx. 425 m?? living space | 10 bedrooms | built in 1906

Some homes are large, others are exceptional. Kanaalweg 2-A combines both. This impressive corner house, built in 1906, offers approximately 425 m?? of living space, ten bedrooms, several balconies, spacious living areas, double conservatories, a garden and a cellar of approximately 65 m??.

Behind the characteristic facade lies a house in which the grandeur of its original era is still very much in evidence. At the same time, significant investment has been made since 2007 in maintenance, comfort and modern technology. As a result, the property offers a unique combination of authentic architecture and contemporary living comfort.

STATELY ENTRANCE AND SPACIOUS LIVING AREAS

Through the vestibule, you enter the impressive hall with its grand staircase. The original terrazzo floor, the Carrara marble and the characteristic detailing lend the entrance a stately air.

The very spacious living room features a double conservatory, in which the original stained-glass has been carefully reused. The stained-glass was designed by a well-known Dutch artist and is one of the property??s most distinctive features.

The spacious dining room features French doors leading out to the garden and offers plenty of room for long dinners and entertaining family and friends. At the front of the house is an additional room, ideal as a home office, study or cloakroom. A separate toilet completes the ground floor.

The spacious kitchen provides access to the utility room and storage room. Various original kitchen features have been retained and restored, and combined with modern appliances.

TEN BEDROOMS AND SEVERAL BALCONIES

The first floor features five spacious bedrooms, three of which have balconies. Several rooms have fitted wardrobes. There is also an authentic bathroom with a bath and washbasin, and a separate toilet.

On the second floor there are another five bedrooms, two of which have balconies. There is also a spacious landing with a washbasin, a third separate toilet and various built-in cupboards.

The staircase on this floor is beautifully lit by the characteristic stained-glass skylight. Here too, the original character has been carefully combined with modern comfort.

CAREFUL MAINTENANCE AND SIGNIFICANT INVESTMENTS

Since 2007, the property has undergone thorough work on various essential elements. Among other things, the roof, facade, window frames and external doors have been replaced or renovated. The windows are fitted with HR++ glazing and the pitched roof has been re-roofed with new slate. The conservatories have also been rebuilt with a steel frame, new foundations and HR++ glazing, whilst retaining the original stained-glass windows.

Furthermore, the electrical wiring, water and gas pipework, drainage system and various technical installations have been renewed. The property features a 300-litre insulated hot-water boiler, a hot-water circulation system and refurbished sanitary fittings. Inside, too, great attention has been paid to the finishes, including new Afzelia herringbone flooring, restoration of the original terrazzo floors and marble, and refurbished paintwork and plasterwork.

The original character has been respected as much as possible. A fine example of this is the original steel safe in the cellar, which has been fully restored and is back in use.

SPACIOUS BASEMENT

Beneath the property is a very spacious basement of approximately 65 m² with various storage areas, a utility room and a boiler room. The utility room is equipped to accommodate two washing machines and a tumble dryer.

The sewerage system leading to the street has also been renewed and asbestos has been removed; certificates of compliance have been issued for this work.

A LIVELY NEIGHBOURHOOD IN THE HAGUE

Kanaalweg is situated in a lively neighbourhood with a wide range of shops, restaurants, schools and other amenities. The centre of The Hague and the main roads are also easily accessible.

A HOME FOR THE NEXT GENERATION

Kanaalweg 2-A is no ordinary home. It is a spacious and characterful house in which space, history and architectural quality come together in a unique way.

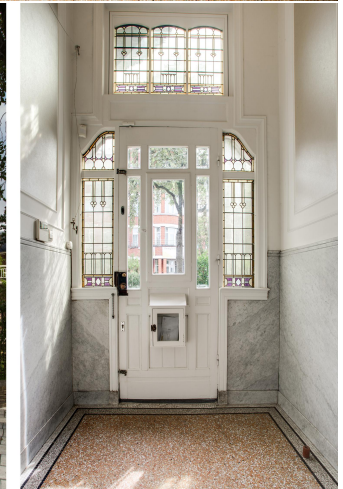
With ten bedrooms and an impressive living area, the house is ideally suited to a large family. At the same time, the spacious layout offers plenty of scope for a library, office, playroom, studio or hobby room.

The combination of authentic details dating from 1906, the many improvements carried out since 2007 and the exceptional amount of space makes this a home with a character all of its own.

A remarkable house in The Hague with a rich history, plenty of space and a future full of possibilities.

We would be delighted to invite you to experience Kanaalweg 2-A for yourself. Please contact us to arrange a private viewing.

Media



Media



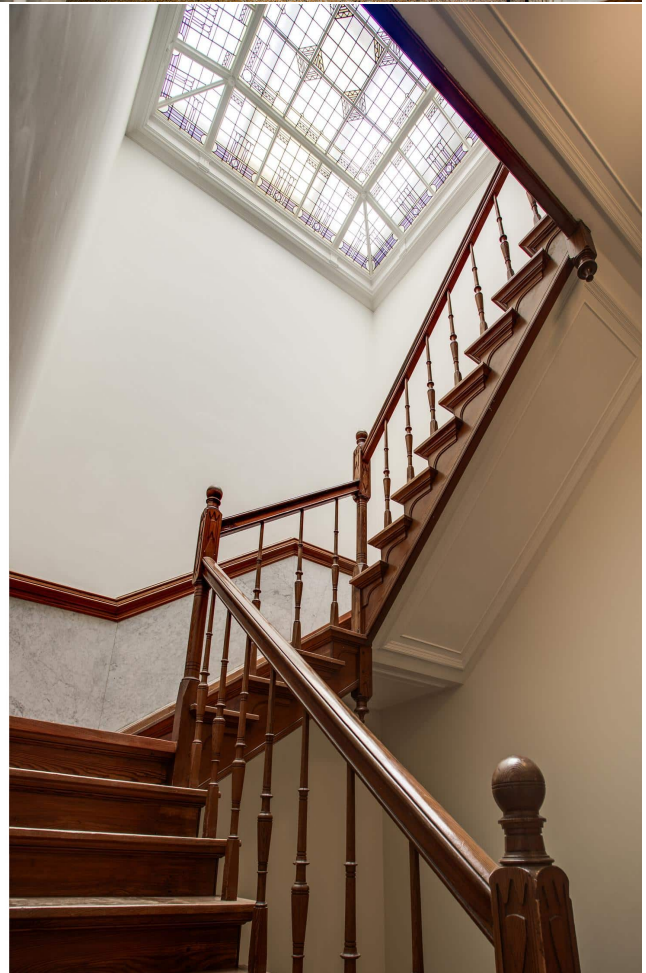
Media



Media



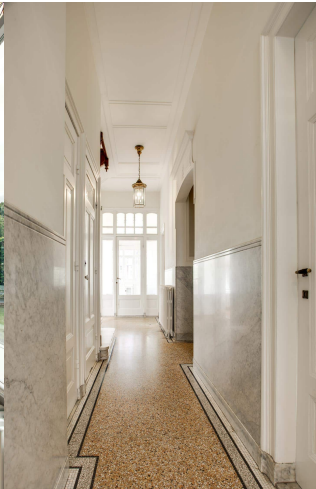
Media



Media



Media



Media



Media



Media



Media



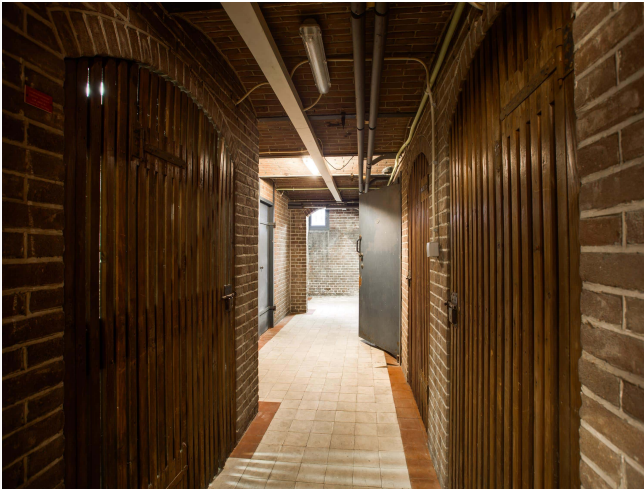
Media



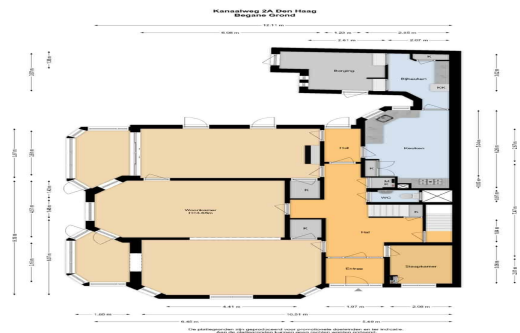
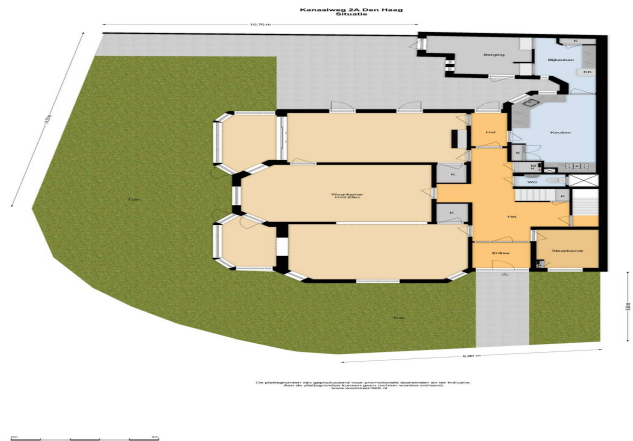
Media



Media



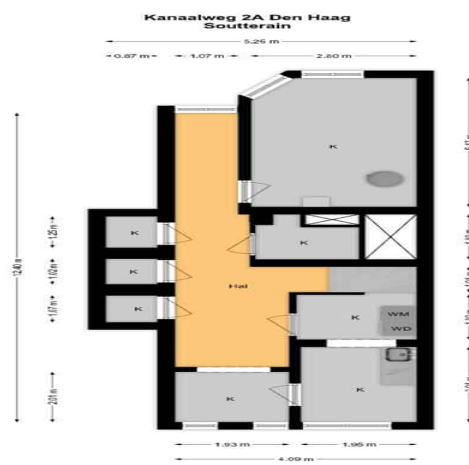
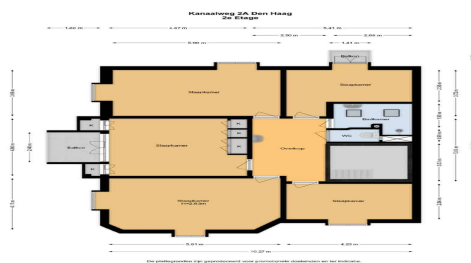
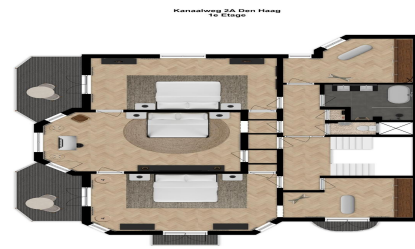
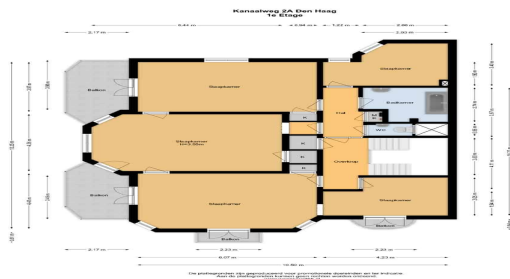
Media



Kanaalweg 2A Den Haag
Begane Grond



Media



Media

Kanaalweg 2A Den Haag
Soutterain





Rotsvast Den Haag

T: +3170-3464840

E: denhaag@rotsvast.nl

www.rotsvast.nl

ROTSVAST

verhuur, verkoop & vastgoedbeheer