



APARTMENT FOR SALE  
IXELLES

Private garden for a perfectly located address



**ADRESSE**

Rue de Hennin, 51  
1050 Ixelles

**PRICES**

350.000 €



## APARTMENT FOR SALE IXELLES

This apartment enjoys a privileged and strategic location in Ixelles, in a small street with limited traffic, offering a calm and pleasant setting. The address is particularly sought-after, ideally positioned between Place Flagey and Avenue Louise. Located on the first floor of a small condominium, the apartment stands out for its natural light and the overall quality of its finishes. All spaces are in excellent condition, with a balanced layout and a refined atmosphere, ready to be occupied without any work required. The terrace and private garden extend naturally from the apartment. This outdoor space, rare in Ixelles, forms a true extension of the living area and adds a valuable dimension, without ever detracting from the qualities of the interior. The building is exceptionally well maintained, as evidenced by the work already carried out. A recent boiler system, a compliant lift, a renovated roof, and external insulation soon to be completed and already...



### **eau office**

Clos des Chêneaux 18A  
1390 Grez-Doiceau  
+32 10 816 800

### **office**

Avenue Reine Astrid 92 bte 2  
1310 La Hulpe  
+32 2 216 88 00



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fully funded. A reassuring whole, reflecting attentive and forward-looking management. A cellar completes the property. A well-rounded apartment combining location, interior quality and a rare outdoor space, in one of the most sought-after areas of Ixelles.



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Living space	55 m <sup>2</sup>
Year of construction	1954
Year of renovation	2020
Floors	1
Lift (elevator)	yes
Terrace	yes
Garden	1,00
Number of bedrooms	1
Surface area bedroom 1	13 m <sup>2</sup>
Number of bathrooms	1
Number of toilets	1



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Cellars	yes
Net cadastral income	795 €
EPB	
EPB - Unique code	20260121-0000741190-01-8
EPB - E Spec	287 kWh/m <sup>2</sup> .an
EPB - E total	18.085 kWh/an
Availability	1



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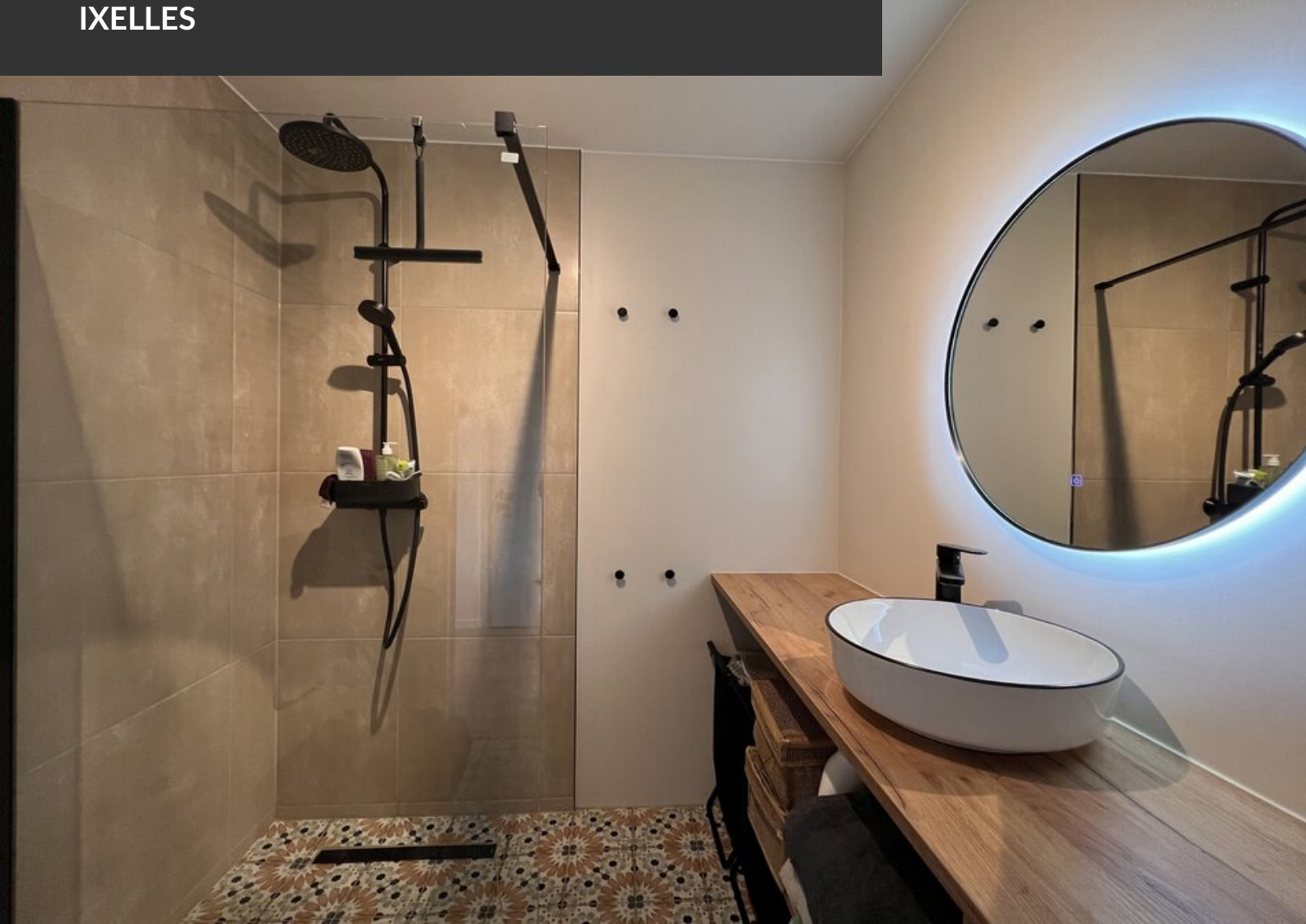


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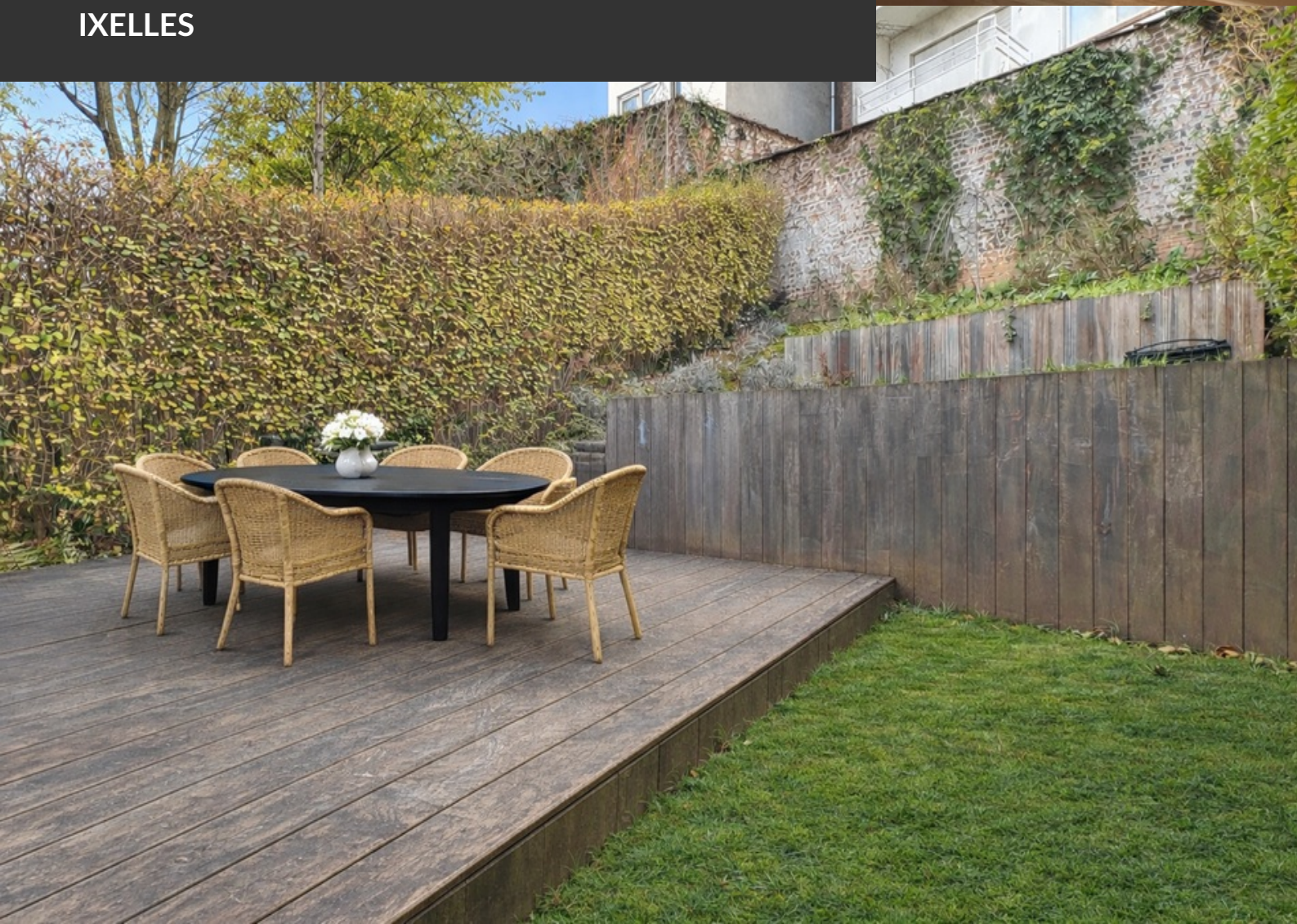


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