



**BlueprintProperties**  
Bringing Home Results



**6 Simpson Close, London, N21 1SR**  
**Asking Price £450,000**

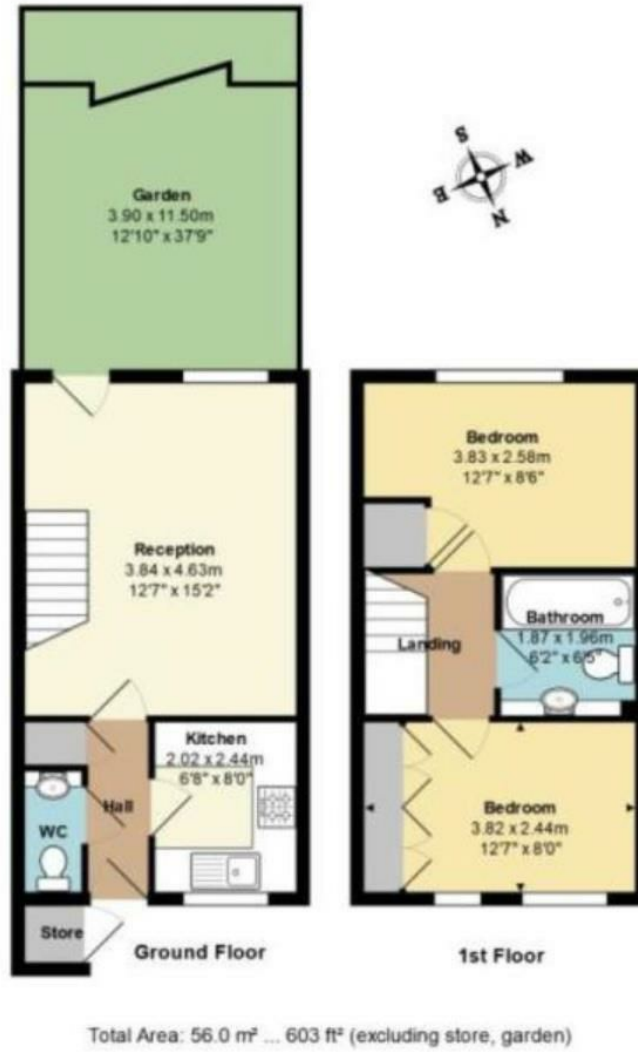
Chain Free | Large Garden | 2 Double Bedrooms | 1 Mile from Oakwood Line | well-presented Property | Walking distance to a local school.

This well presented mid-terrace house offers a great living space for a growing family. offering two good sized bedrooms, a large living area, and a desirable separate modern kitchen. This chain free sale will give our purchaser the opportunity to complete prior to the stamp duty holiday deadline which is fast approaching in March 2021. currently, the property has a tenancy agreement in place which sees rental incomes of £1,400pcm.

call now for viewings.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.