



**Coleswood, Simmons Close, N20 0TW**

**Asking Price: £395,000**

*Leasehold*

## Coleswood, Simmons Close, N20 0TW

This beautifully presented flat offers an impressive 733 sq.ft. of living space, including two double bedrooms, a bright and spacious reception room, and a modern fitted kitchen and bathroom. The standout feature is the sunny southwest-facing balcony, perfect for relaxing or entertaining.

The property is immaculately presented, and it is a fantastic choice for first time buyer and buy to let investors alike. A rare opportunity to secure a spacious, stylish home in this price bracket.

This purpose-built flat is located in the sought-after Coleswood development. It enjoys a convenient position near Russell Lane, providing easy access to local shops and bus services, and falls within the catchment area of two highly regarded primary schools – All Saints and Sacred Heart. With Totteridge & Whetstone Underground Station and Oakleigh Park Rail Station both less than a 20-minute

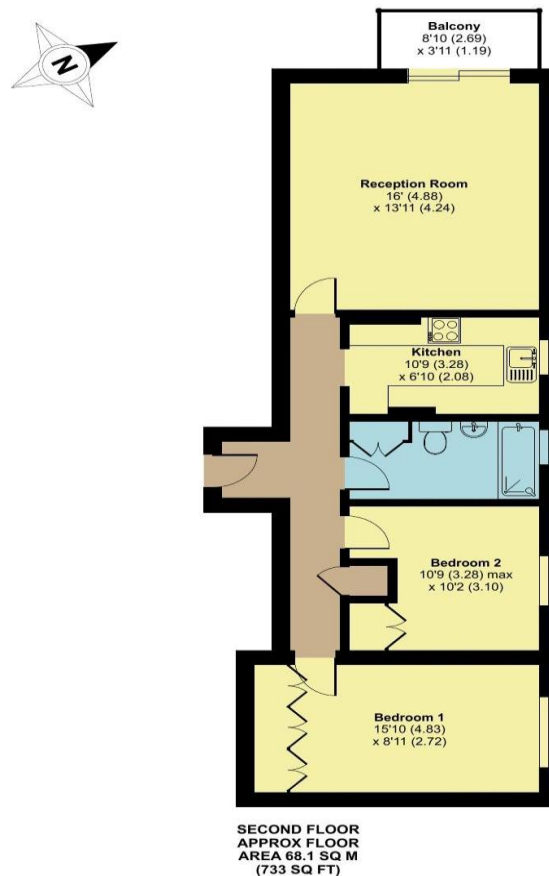
- **TWO DOUBLE BEDROOMS**
- **LARGE RECEPTION WITH WEST FACING BALCONY**
- **MODERN FITTED KITCHEN**
- **SPACIOUS BATHROOM WITH SHOWER BATH**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**
- **APPROX 733 SQ.FT**
- **LONG LEASE**
- **COUNCIL TAX BAND C**



## Coleswood, Simmons Close, London, N20

Approximate Area = 733 sq ft / 68.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters - Barnet & Whetstone. REF:1350599





















| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

#### Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

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