

# \$4,400 - 6150 Simpson Avenue, North Hollywood

MLS® #SR25009002

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## \$4,400

2 Bedroom, 2.00 Bathroom, 1,185 sqft

Residential Lease on 0 Acres

N/A, North Hollywood,

Welcome to your dream home located on one of the most picturesque tree-lined streets in North Hollywood. This stunning property offers 2 spacious bedrooms and 2 full bathrooms, both beautifully updated to meet modern tastes. Step inside to find gleaming hardwood floors throughout, adding elegance to the open living spaces. The heart of the home is a contemporary kitchen equipped with ample storage, perfect for culinary enthusiasts. Adjacent to the kitchen is a separate dining room, ideal for hosting dinner parties or intimate family gatherings. A beautiful bay window bathes the living room in natural light, highlighting the built-in book shelves and providing a cozy reading nook. Additionally, a versatile den/office area offers extra space for work or relaxation. Convenience meets charm with a dedicated laundry room and great curb appeal that welcomes you home. The drive-thru driveway leads to a detached 2-car garage, enhanced by an attached porch sitting area—a perfect spot for morning coffee or evening relaxation. Outdoor living is a delight with a large grass area and raised planters for gardening enthusiasts. This home truly combines classic charm with modern comforts, making it a must-see for discerning tenants. Experience the best of North Hollywood living in this exceptional residence. It is conveniently located near major freeways, a new Target, and the newly built NoHo West Development, which includes Trader Joe's™s, Nordstrom Rack, LA Fitness, Ulta, Urbane, California Fish



Grill, and more.

Built in 1939

**Essential Information**

MLS® #	SR25009002
Price	\$4,400
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,185
Acres	0.15
Year Built	1939
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Pascual Salazar
Listing Office	Broker In Trust Real Estate - Pascual Salazar

**Community Information**

Address	6150 Simpson Avenue
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91606

**Amenities**

Utilities	Gardener
Parking Spaces	2
Parking	Direct Access, Driveway, Garage, Gated, Pull-through, Tandem, Uncovered
# of Garages	2
Garages	Direct Access, Driveway, Garage, Gated, Pull-through, Tandem, Uncovered
View	None
Pool	None

**Exterior**

Lot Description	Back Yard, Front Yard
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Windows	Bay Window(s)
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## **Interior**

Interior	Wood, Tile
Interior Features	Unfurnished
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## **School Information**

District	Los Angeles Unified
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## **Additional Information**

Date Listed	December 22nd, 2024
Days on Market	3
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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