





112 Clare Road, Stanwell, Surrey TW19 7EH
£599,950 - Freehold



PROPERTY DESCRIPTION

Licensed HMO Investment Opportunity – Approx. 10% Yield with Proven Income.

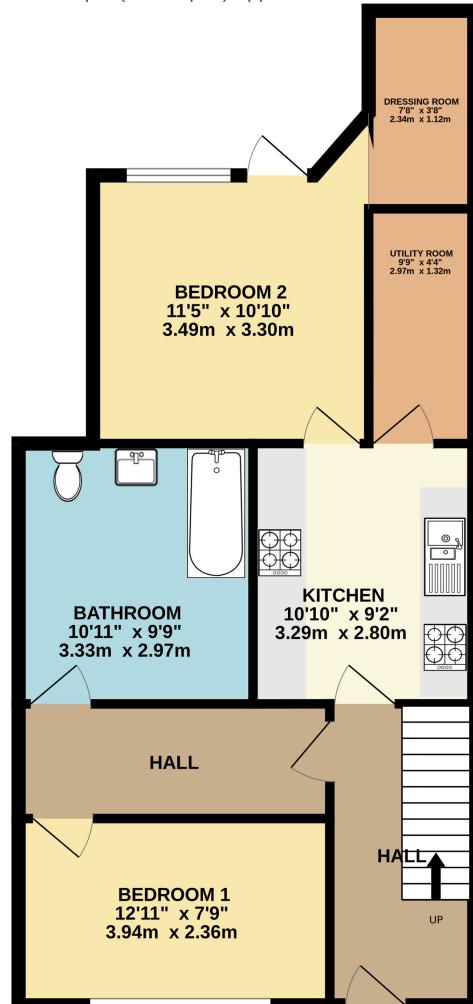
Gregory Brown are delighted to offer for sale this fully licensed House in Multiple Occupation (HMO), representing an excellent investment opportunity with a strong and established income stream. The property is currently let to local authority, with a reported annual income in the region of £60,000 over the previous year. There may also be opportunities for a new owner to further enhance and increase the annual revenue, subject to the necessary arrangements. Offering an approximate yield of around 10%, this property is ideally suited to investors looking to expand their portfolio or acquire a well-performing HMO with a proven track record.

POINTS OF INTEREST

- Fully licensed HMO
- Approx. £60,000 annual income (previous year)
- Established investment with proven track record
- Scope to increase revenue (subject to review)
- Ideal for portfolio landlords & HMO investors
- Approx. 10% yield



GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.

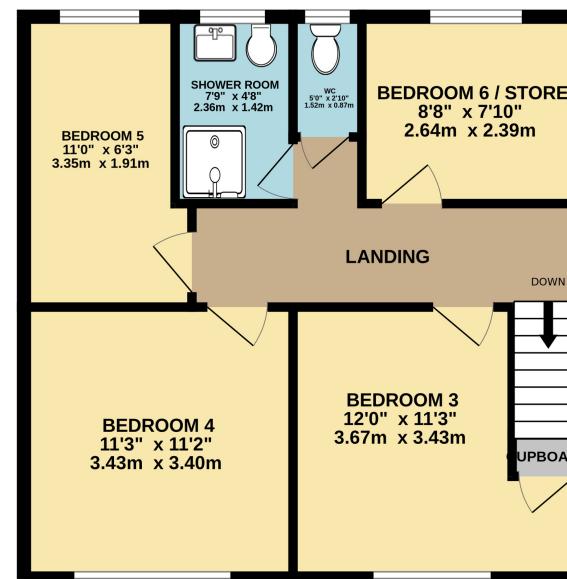


TOTAL FLOOR AREA : 1190 sq.ft. (110.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for sales purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 82 |
| (65-80) | C | | |
| (55-68) | D | | 63 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England, Scotland & Wales | | | |