



24 London Road, Luton, LU1 3UQ
£425,000

- Exclusive to PR Property
 - Investment opportunity
 - Quick access to shops and amenities
- Located near Luton town centre
 - Close to transport links
 - Potential to maximise rental yield
- Potential for 7-bedroom HMO
 - Ideal for student or professional tenants
 - Convenient city living location

**** Exclusive to PR Property **** This property on London Road presents an excellent opportunity for investors looking to create a 7-bedroom HMO, subject to planning permission and licensing. Situated close to Luton town centre, it offers convenience for tenants with easy access to local amenities, transport links, and city life. The property is ideal for those seeking to maximise rental income in a highly sought-after location. Its proximity to central Luton means that residents can quickly reach shops, restaurants, and various services. Planning and license approval will allow for a compliant and well-managed shared living space.

GROUND FLOOR

Door.

ENTRANCE HALL

KITCHEN/DINING ROOM 18'4" X 8'11" (5.59M X 2.71M)

ROOM 1 17'10" X 12'8" (5.44M X 3.86M)

ROOM 2 15'9" X 15'1" (4.79M X 4.61M)

SHOWER ROOM

FIRST FLOOR

LANDING

ROOM 3 12'4" X 15'1" (3.75M X 4.61M)

ROOM 4 14'8" X 12'8" (4.46M X 3.86M)

ROOM 5 11'4" X 8'11" (3.45M X 2.71M)

BATHROOM 6'8" X 6'5" (2.04M X 1.96M)

SECOND FLOOR

LANDING

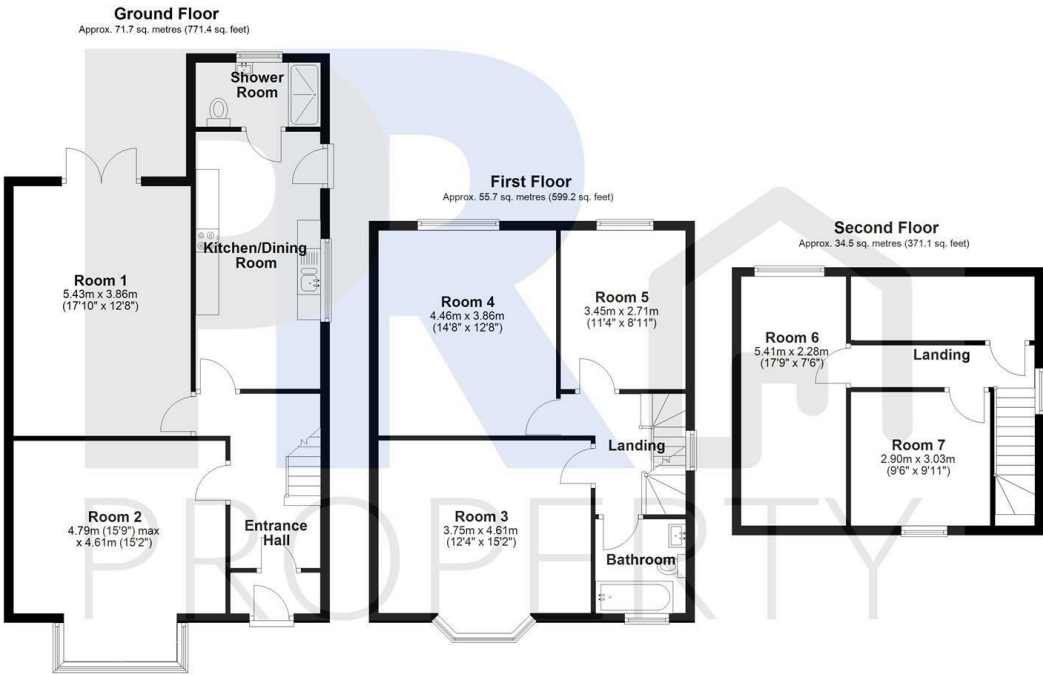
ROOM 6 17.9 * 7'6 (5.18M.2.74M * 2.29M)

ROOM 7 9'11 * 9'6 (3.02M * 2.90M)

OUTSIDE

OUT BUILDING TO REAR

GARAGE LOCATED AT FRONT OF PROPERTY



Total area: approx. 161.8 sq. metres (1741.7 sq. feet)
24 London Road, LUTON

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		
England & Wales		
EU Directive 2002/91/EC		