



  
Estate Agents  
**Hurst**

54 Mayhew Crescent, High Wycombe, Buckinghamshire, HP13 6DF  
£510,000



# 54 Mayhew Crescent, High Wycombe, Buckinghamshire, HP13 6DF

Prime Investment Opportunity: 6-bedroom HMO in High Wycombe, offering a gross annual yield in the region of 10%.

Strategic Location: Situated near the town centre of HIGH WYCOMBE with excellent transport links, including train services to London Marylebone in under 30 minutes and proximity to Junction 4 M40 motorway appealing to both commuters and locals alike. Offering good access to local amenities like Bus and train stations, Eden Shopping Centre and Rye Lido and many major employers all ensuring strong tenant demand. Regeneration projects in and around the town and proximity to London make High Wycombe a great location for investment in terms of long-term capital appreciation and the current owner has benefitted from continuous strong tenant demand. With low running costs the figures for investment are very attractive and is currently fully tenanted.

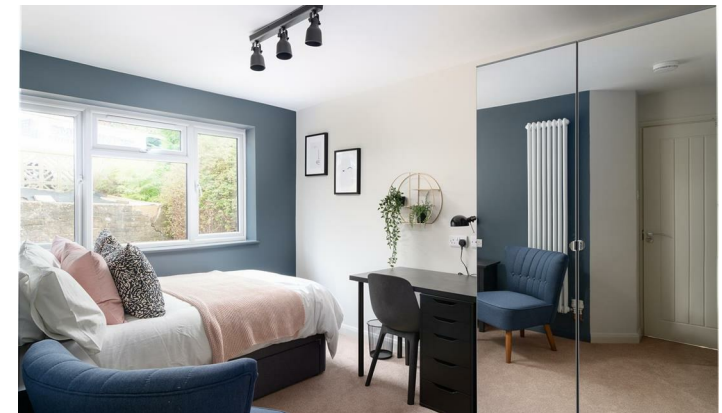
The property itself is superbly presented throughout with a stylish modern look to attract working professionals and the accommodation comprises Entrance hall, lounge with dining area, kitchen with breakfast bar, 6 good sized bedrooms and 6 bathrooms. A great opportunity for any investor to purchase an ongoing HMO.

THE PROPERTY IS CURRENTLY ACHIEVING £4,540 PCM/ £54,480 P.A (10.37% YIELD).



**FANTASTIC HMO INVESTMENT**  
**RENTAL YIELD IN THE REGION OF 10%**  
**6 BEDROOMS & 6 BATHROOMS**  
**STYLISH MODERN INTERIOR**  
**STRONG TENANT DEMAND**  
**GREAT TRANSPORT LINKS**  
**30 MINS BY TRAIN TO CENTRAL LONDON**  
**LOW RUNNING COSTS**  
**HIGH STANDARD**  
**WALK OF TOWN CENTRE**



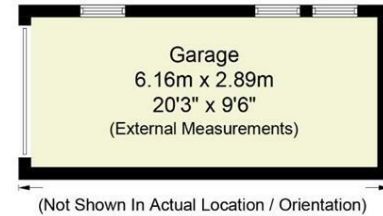






## Mayhew Crescent

Approximate Gross Internal Area  
 Ground Floor = 872 sq ft / 81.0 sq m  
 First Floor = 450 sq ft / 41.8 sq m  
 Garage = 155 sq ft / 14.4 sq m  
 Total = 1477 sq ft / 137.2 sq m



CH 2.41 = Ceiling Height



Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hurst Estate Agents

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