



**53 BEULAH ROAD, SUTTON, LONDON, SM1  
2QG**

***Guide Price £775,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

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Approx Gross Internal Area : 1275.7 sq ft. - 118.52 sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale  
[www.tomekphotography.co.uk](http://www.tomekphotography.co.uk)

## Description

Income Producing HMO Investment For Sale

The property was extended and completely renovated to a high standard in November 2024 and now boasts six ensuite bedrooms with communal kitchen and private garden.

## Location

Beulah Road, Sutton, is a well-connected residential area just 7 minutes' walk from West Sutton station and 15 minutes from Sutton mainline station, both of which offer Thameslink and Southern trains to Central London, Victoria, London Bridge, Wimbledon, and St Albans.

Multiple frequent bus routes (80, 154, 164, 213, 280, 407, S1, S2, S3, S4, and N44), with stops just minutes away, serving destinations such as Croydon, Wimbledon, Banstead, and Wallington.

Sutton High Street and the Nicholas Centre are nearby for shopping and daily needs and Collingwood Recreation Ground is also within walking distance for leisure and green space.

## Income

Fully occupied on a room by room basis to 5 individual professionals & 1 mature student

All let on ASTs with a combined income of £69,660 per annum

## Planning & License

The property benefits from Use class C4 and was also granted a new 5 year license expiring 2030

## Terms

Guide Price £775,000 which reflects a yield of circa 9%

## Viewing

A professional video is available on request - Internal inspection available by appointment only through sole agents Christopher St James 020 8296 1273



## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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