



Fountain Road, London SW17 0HQ

welcome to

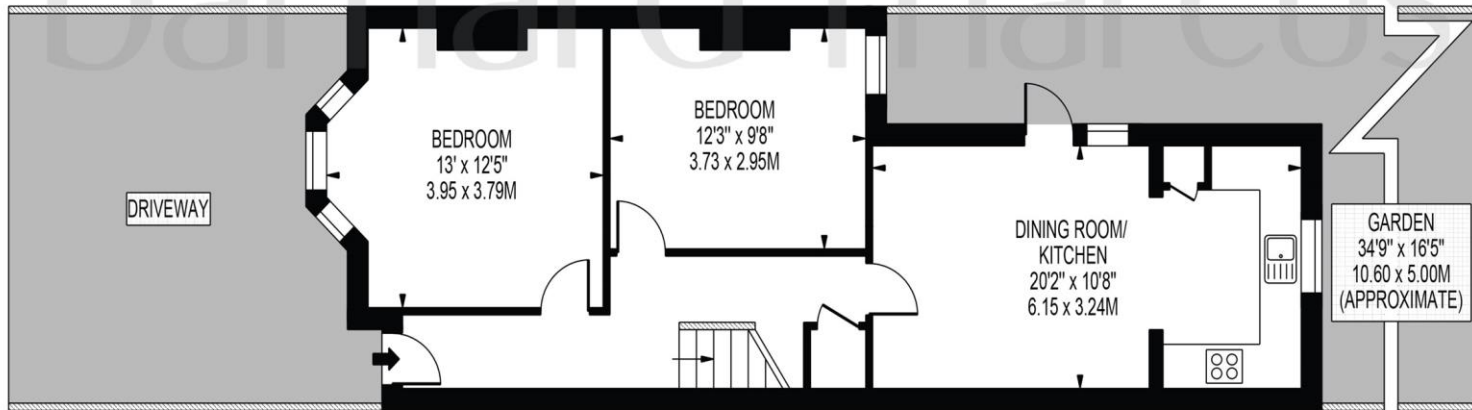
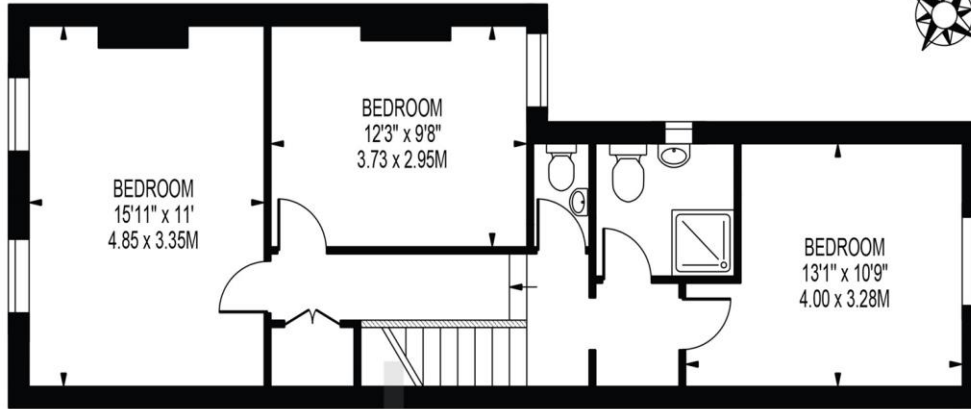
Fountain Road, London

Fantastic opportunity to acquire a HMO licensed 5 Bedroom home in West Tooting! The property comprises of 5 occupied bedrooms and a kitchen with reception room attached. The property is currently achieving just above 4000 in rent per month, therefore you'll be looking at a great yield of 4.8% (Approx.)! Rents are due to be increased to match current market conditions, so the expected increase will be to around £4,000 per month. This is a fantastic opportunity, so if you're interested, give us a call to arrange your viewing!



FOUNTAIN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1211 SQ FT - 112.55 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Fountain Road, London

- HMO licensed home
- Perfect location for Tooting Broadway
- Driveway
- Achieving just under £3,800 per month in rent
- All rooms are occupied and paying rent

Tenure: Freehold EPC Rating: D

offers in excess of

£800,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG105535



Property Ref:
TTG105535 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



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