



## 3 Bosanquet Close, Uxbridge, London, UB8 3PE

Prime HMO Investment Opportunity in Uxbridge – For Sale via Conditional Auction

Situated in the sought-after Bosanquet Close, Uxbridge, this five-bedroom HMO presents an exceptional opportunity for investors seeking strong rental yields. Currently operating as a fully licensed HMO, the property will be vacant upon completion, allowing for immediate refurbishment to enhance rental income and capital value.

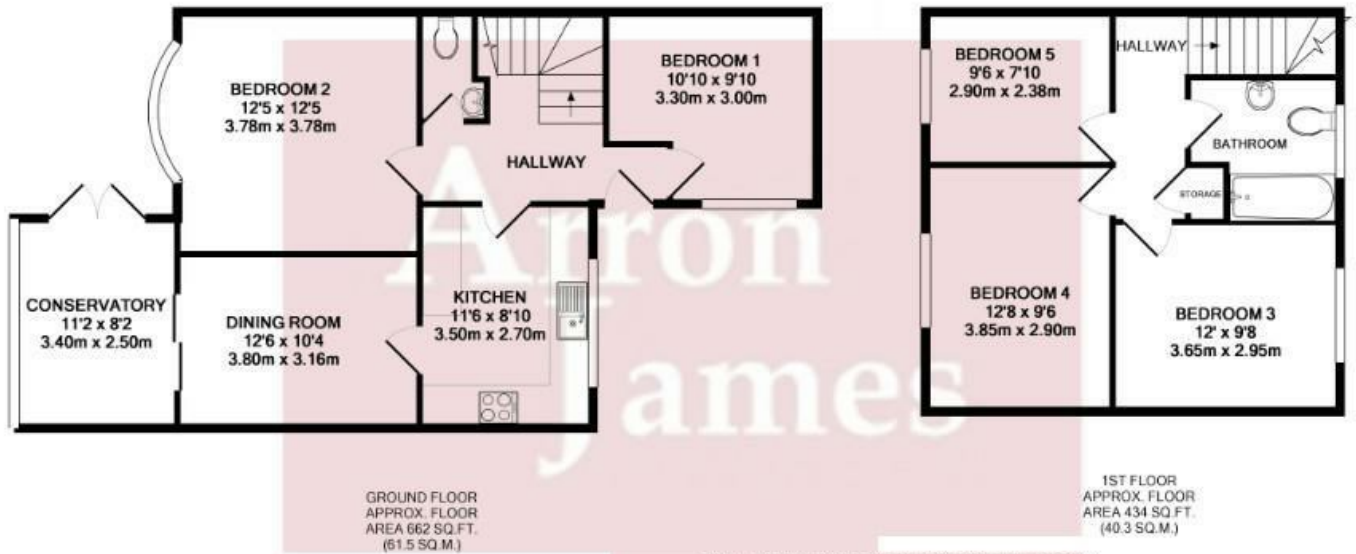
Ideally located near Brunel University, Hillingdon Hospital, and excellent transport links, this property is perfectly positioned to attract students and professionals alike. The spacious layout provides comfortable living for tenants, and with modernisation, investors can significantly increase the rental prices achieved.

This property is being sold via conditional auction, offering a transparent and secure purchasing process. Bidding starts at £425,000. The buyer is required to sign a reservation agreement and make payment of a Reservation Fee of 2% of the purchase price plus VAT.

With a thriving rental market in the area and growing demand for high-quality shared accommodation, this property represents a smart addition to any investor's portfolio.

- Prime HMO Investment
- Vacant Upon Completion
- High Rental Demand
- Strong Yield Potential
- Spacious Layout
- Excellent Transport Links
- Growing Rental Market
- Investment Flexibility
- Viewing Recommended

**Auction Guide £425,000**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative 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.  
Made with Metropix ©2018

| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |