



Beresford Road, Southall, Middlesex, UB1 1NJ

INVESTORS DO NOT MISS THIS!

HMO LICENSED 7 BEDROOM EXTENDED END OF TERRACED HOUSE RENTAL INVESTMENT OPPORTUNITY LOCATED JUST OFF SOUTHALL BROADWAY.

Well presented and modernised throughout this larger than expected property provides accommodation as follows:-

The Ground floor has 2 large double bedrooms, modern bathroom and a spacious communal kitchen/dining room. The first floor has 3 more bedrooms and another bathroom/toilet with a loft conversion providing another 2 bedrooms and a modern shower room/toilet.

Outside has an easy maintained rear garden + a large double glazed and brick built storage annex.

The property currently benefits from £3400 pcm rental income (in addition - the 8 current tenants pay utility bills).

The HMO license is actually for 10 people until 2026 with the current tenants on a rolling contract with 1 months notice to vacate.

CALL IMMEDIATELY FOR DETAILS OF OUR VIEWING DAY!

Guide Price £699,950

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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20 Beresford Road, Southall, Middlesex UB1 1NJ

Entrance Hall



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Ground Floor Bedroom



Ground Floor Bedroom



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Ground Floor Bathroom



Communal Kitchen/Dining Room



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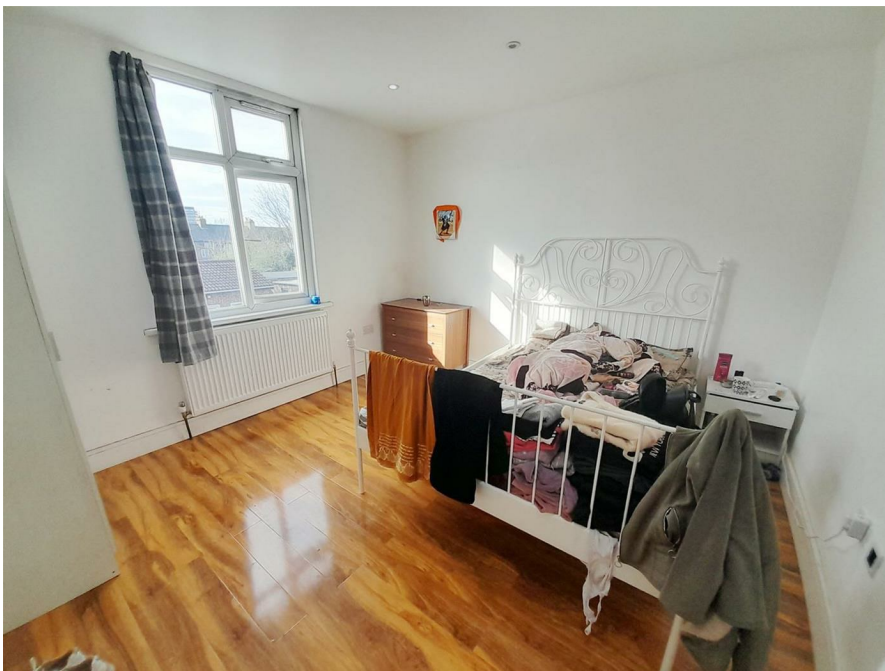
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First Floor

Bedroom



Bedroom



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Bedroom



Bathroom



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Loft Conversion

Bedroom

Shower Room/Toilet



Bedroom

Photo to follow

Outside

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Storage Annex



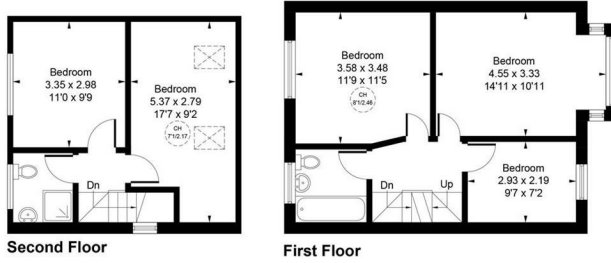
Rear garden



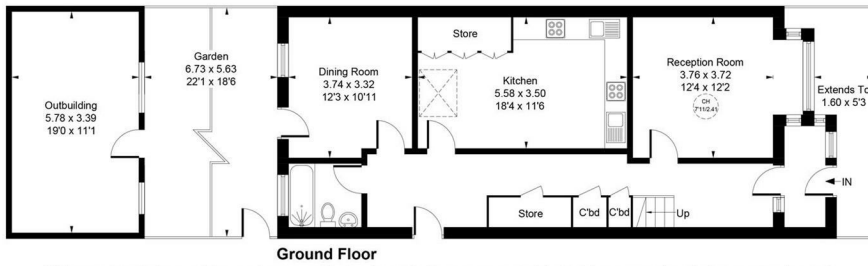
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Floor Plan

Approximate Gross Internal Area = 154.08 sq m / 1659 sq ft
 Outbuilding = 20.06 sq m / 216 sq ft
 Total = 174.14 sq m / 1875 sq ft



CH = Ceiling Height



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 purchase.

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>72</p>	<p>83</p>

England & Wales

EU Directive
2002/91/EC



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