



Fassett Road, KT1

£2,850,000

Dexters are delighted to introduce a fully let "turnkey" student accommodation investment opportunity located in Kingston Upon Thames featuring 7nos. flats which contain 27nos. rooms, of which 8nos. rooms include en suite bathrooms and 2nos. studios.

This detached period building has been converted into student accommodation featuring 7nos. flats which contain 27nos. rooms, of which 8nos. rooms include en suite bathrooms and 2nos. studios.

Currently generating a Gross Income of £229,500 per annum, representing a Gross Yield of 8.052% per annum at the Guide Price.

The net internal area is estimated at 5,816 square feet which represents a discounted capital value of £490 per square foot.

The property further benefits from private off-street parking for circa 7nos. cars.

The building is currently generating of £229,500 per annum. The rents paid by tenants includes utilities.

There is potential to improve this income through either refurbishment or repositioning the asset to a different model such as serviced accommodation.

Located with the Royal Borough of Kingston Upon Thames, Fassett Road is a quiet residential street positioned between Kingston Upon Thames and Surbiton. The area is popular with students and young professionals given its proximity to Kingston University, St Mary's University, Kingston Hospital and Kingston town centre.

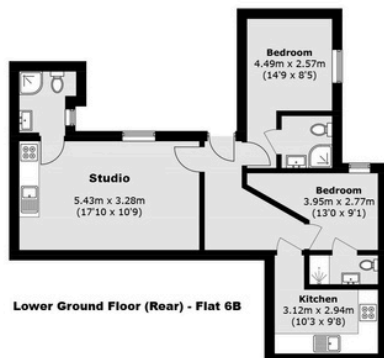
Features

- Turnkey Investment Opportunity
- Student Accommodation
- Gross Income of £229,500 Per Annum
- Gross Yield 8.052% Per Annum
- Unbroken Freehold Sale
- Kingston Upon Thames, Greater London

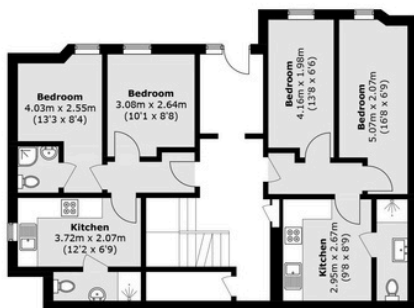
Fassett Road, Kingston upon Thames, KT1



Lower Ground Floor - Studio

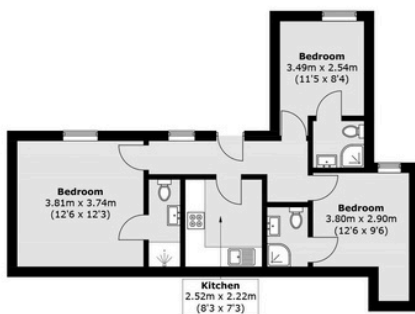


Lower Ground Floor (Rear) - Flat 6B

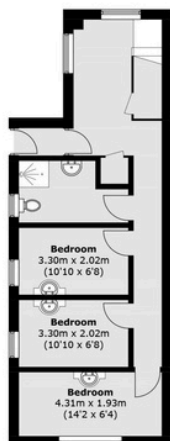


Ground Floor - Flat 2

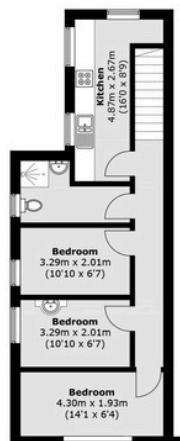
Ground Floor - Flat 1



Ground Floor (Rear) - Flat 6



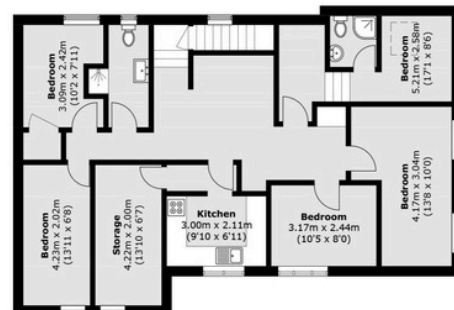
Ground Floor - Flat 5



First Floor - Flat 5



First Floor - Flat 3



Second Floor - Flat 4

**Total area (approx.)
540.4 sq. m (5,816.7 sq. ft)
(Including Basement)**