

Lenton Boulevard

Nottingham
NG7 2FQ

Guide Price £550,000



 0115 841 1155



- Eight-bedroom student HMO with landmark corner turret
- Fully let for 2026/27 — £70,344 per annum gross
- **12.79% gross yield at the asking price**
- Gated off-street parking for up to six vehicles
- Approximately 2,630 sq ft (244.4 sq m) over four floors
- Eight double bedrooms, three shower rooms, large kitchen, communal lounge
- Single bills-inclusive tenancy, 4 July 2026 to 3 July 2027
- 100% occupancy achieved for thirteen consecutive years
- EPC C, valid to 29 August 2033
- Certificate of lawful use for eight occupants; HMO licence renewal applied for and paid February 2026



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Lenton Boulevard, Nottingham, NG7 2FQ

Key Features

A landmark eight-bedroom student HMO on a prominent corner plot at the junction of Lenton Boulevard and Derby Road, in the heart of Nottingham's established Lenton student quarter. The architectural turret from which the property takes its name makes it one of the most recognisable houses on the pitch.





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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

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

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