

Derby Road

Nottingham
NG7 2DP

Guide Price £490,000



0115 841 1155



- Seven-bedroom student HMO on its own separate title
- Fully let for 2026/27 — £60,344 per annum gross
- **12.32% gross yield at the asking price**
- Off-street parking for up to eight vehicles
- Approximately 1,975 sq ft (183.5 sq m) over three floors
- Directly adjoins 115 Lenton Boulevard — available as a pair
- Bills-inclusive tenancy, 4 July 2026 to 3 July 2027
- Lapsed consent for an eighth bedroom — circa £8,600 pa uplift, subject to fresh planning
- Dormer roof replaced within the last year
- EPC C, valid to 29 August 2033



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Key Features

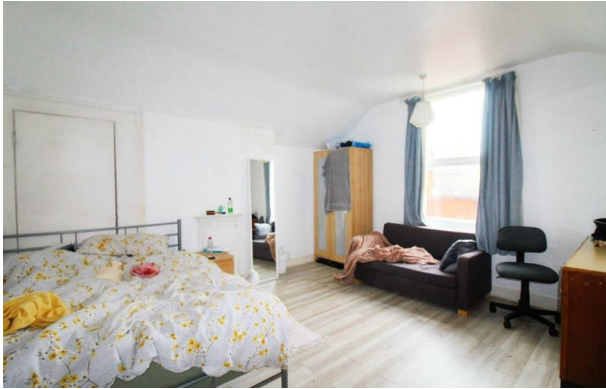
A seven-bedroom student HMO directly adjoining 115 Lenton Boulevard, on its own separate legal title and in the same established Lenton student pitch. Available individually or together with its neighbour.





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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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