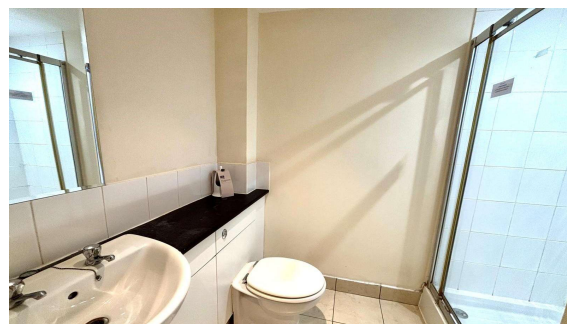
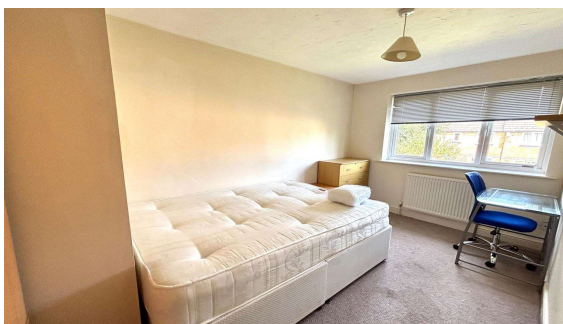
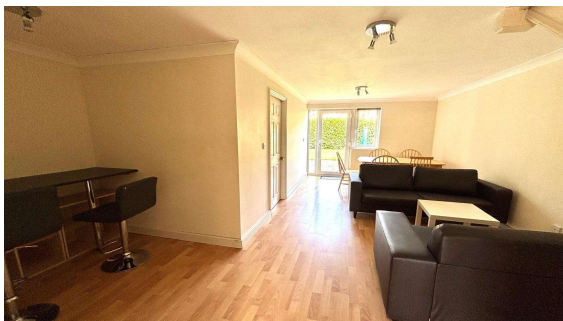




**Nightingale Shott, Egham, Surrey, TW20 9SX**

**£430,000 F/H**



**INVESTMENT BUYERS WITH 8.2% YIELD!**

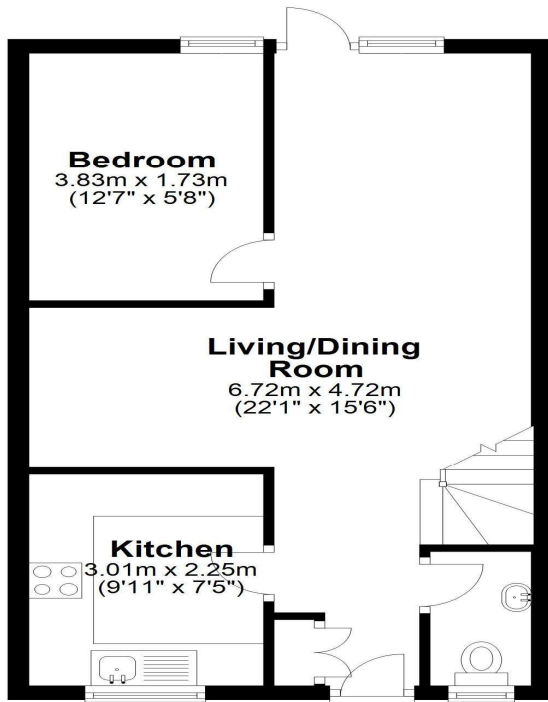
Currently let as a five bedroom, two bathroom student rental property with a garage in nearby block for £3,150pcm offering a minimum yield of 8.2% for the academic year of 2025/2026 from 9 August 2025. Located close to the back gate of Royal Holloway and extremely popular with students, as also close to shops and the station.

# Nightingale Shott, Egham, Surrey, TW20 9SX

## FLOOR PLAN

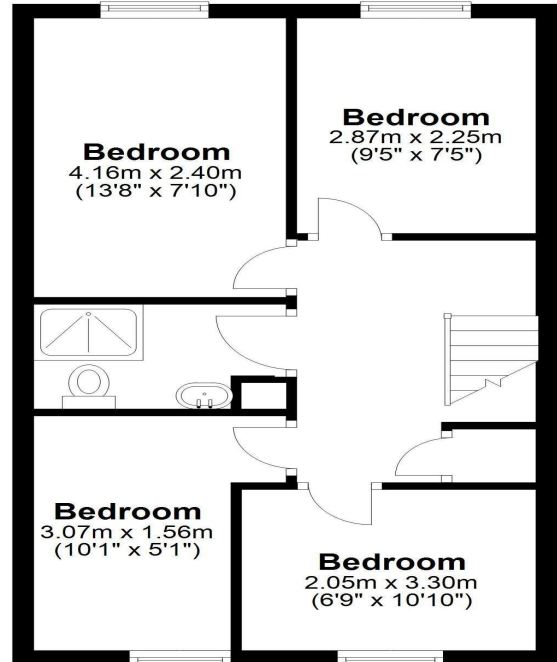
### **Ground Floor**

Approx. 42.7 sq. metres (460.1 sq. feet)



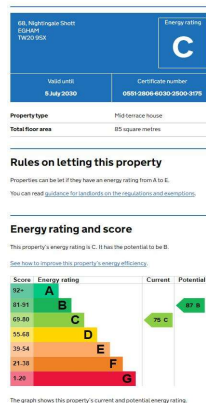
### **First Floor**

Approx. 42.7 sq. metres (460.1 sq. feet)



Total area: approx. 85.5 sq. metres (920.2 sq. feet)

## EPC



COUNCIL TAX BAND:

E - Runnymede Borough Council

VIEWINGS:

By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or  
visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.