



Kenwyn Road, SW4

£1,800,000

Dexters are delighted to present a fully let, licenced 9-Room, 10-Person House of Multiple Occupation located within the heart of Clapham.

Presented in excellent condition, the property features four storeys plus a cellar creating a total area of circa 236.6 sq. m (2,546 sq. ft). Internally the property features a fully fitted communal kitchen/dining room, a communal living room, three-bathrooms and a communal patio garden. Each of the 9-rooms are well proportioned, and include a double bed, wardrobes and bedroom furniture. The property further benefits a washing machine and tumble drier on each floor, cycle storage and communal storage within the cellar.

The property is currently generating a gross rental income of £128,820 per annum creating a Gross Yield of 7.16% at the guide price.

Location

Ideally located within 115 meters of Clapham High Street which features a plethora of shops, coffee shops, café's, bars, gyms, restaurants and public houses including Sainsbury's supermarket, Marks and Spencer's Foodhall, Five Guys Burgers and Fries, Boots and PureGym. Clapham High Street tube station on the Windrush line is within 275 meters providing direct trains to Clapham Junction within two stops whilst Clapham North tube station on the Northern line is within 350 metres providing direct access to London Waterloo and London Bridge. The open parkland of Clapham Common is within 470 metres.

Features

- Freehold investment opportunity
- 9-room, 10-person HMO
- Gross Rental Income of £128,820 per annum
- Located in the heart of Clapham, SW4

36 Kenwyn Road, Clapham, London SW4 7LH



Total area (approx.): 236.6 sq.m (2,546.6 sq. ft)
(Including Basement / Excluding Eaves)