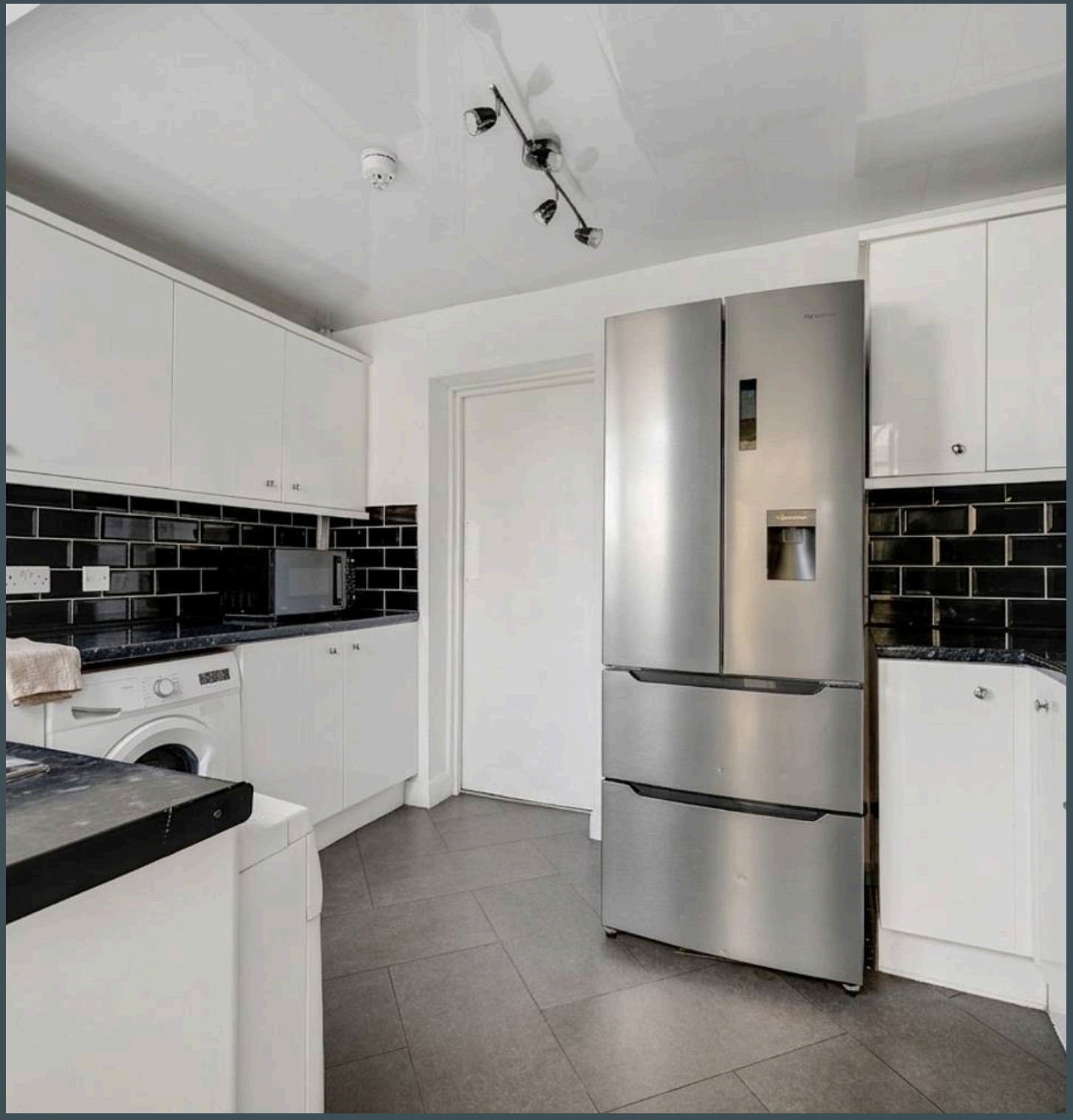


Yorkland Avenue, Welling

£750,000

WILLIAM CHARLES
PROPERTY SERVICES LIMITED



This seven bedroom semi-detached house offers a fantastic opportunity for buyers looking for an established HMO in a convenient Welling location. Currently operating as an active HMO, the property generates £4,800 per calendar month, with potential to increase the income. With seven bedrooms, two bathrooms and a selection of practical shared spaces, it is well suited to its current use and offers plenty of room for residents to enjoy. The modern fitted kitchen provides a contemporary space for preparing meals, while the separate utility room adds useful practicality for day-to-day living. A conservatory provides an additional room that can be used in a variety of ways, offering extra flexibility alongside the accommodation. The seven bedrooms give the property its appeal as an HMO, with the two bathrooms helping to support the needs of a shared household. The layout brings together private bedrooms and communal facilities, creating a practical arrangement for multiple occupants. For an investor, the existing HMO operation and current rental income provide a starting point, while the potential to increase the income offers further scope to consider. The property is also close to Welling Station, making it a convenient choice for residents who need access to rail services. This proximity to the station adds to the appeal of the location and makes the house worth considering for those looking for a property with transport connections nearby.




JERUSALEM











Yorkland Avenue

Welling

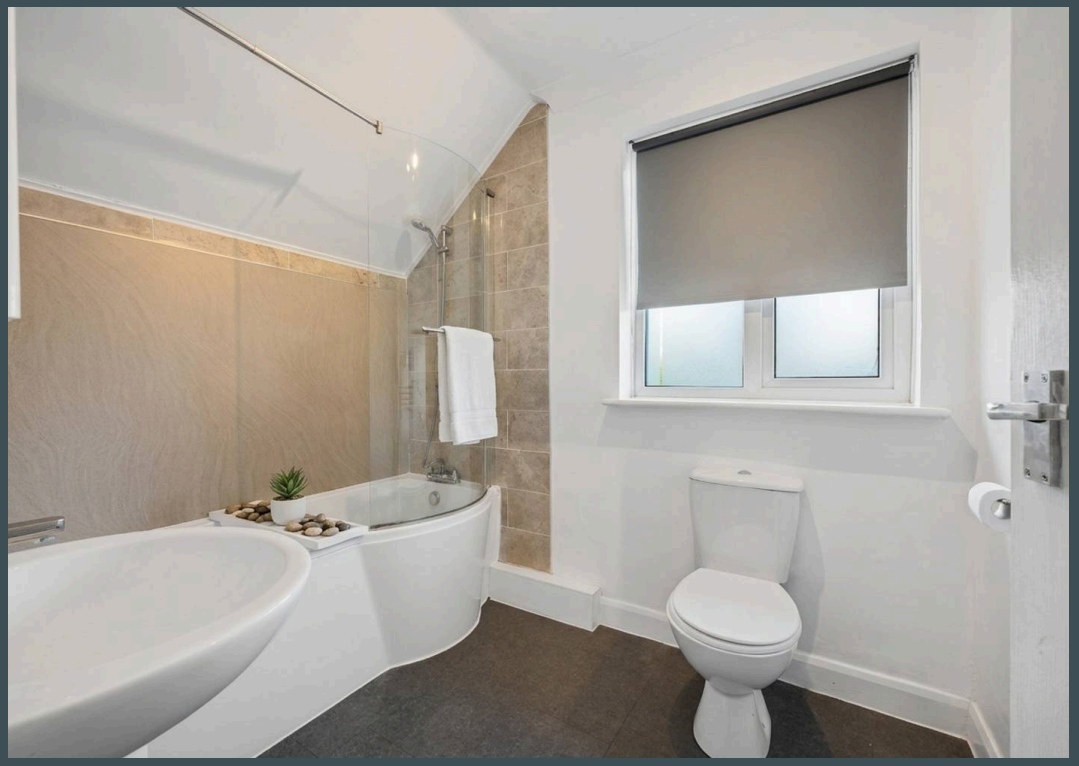
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 6 Bedroom Semi-Detached Home
- Driveway
- Active HMO (£4800pcm with potential to increase)
- Close Proximity to Welling Station
- Large Rear Garden
- Conservatory
- Utility Room
- 2 Bathrooms
- Modern Fitted Kitchen



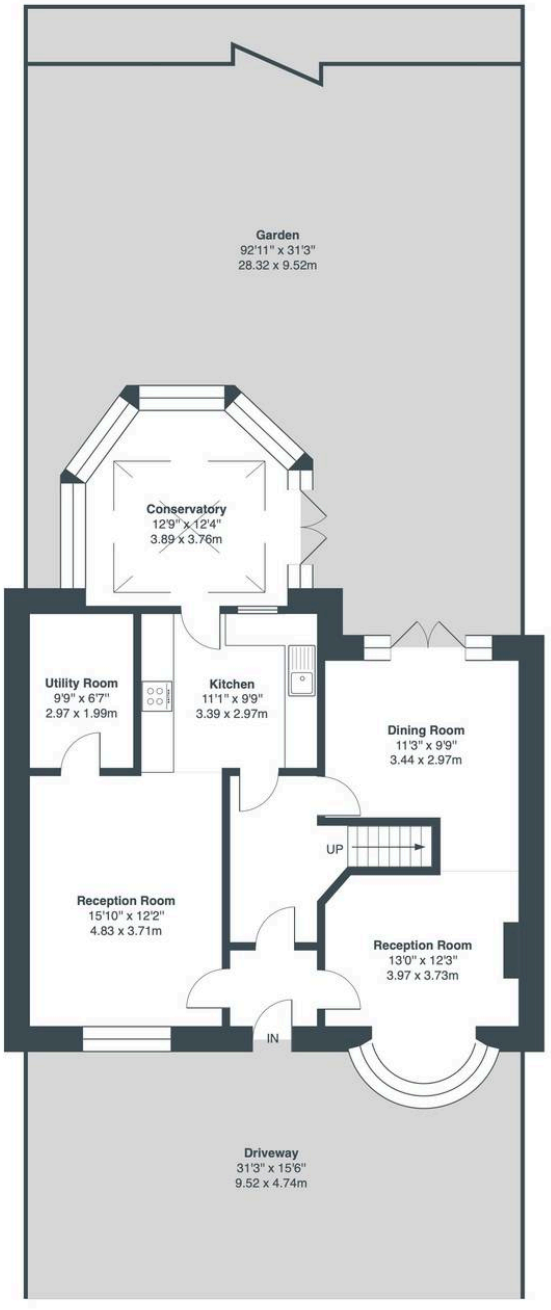




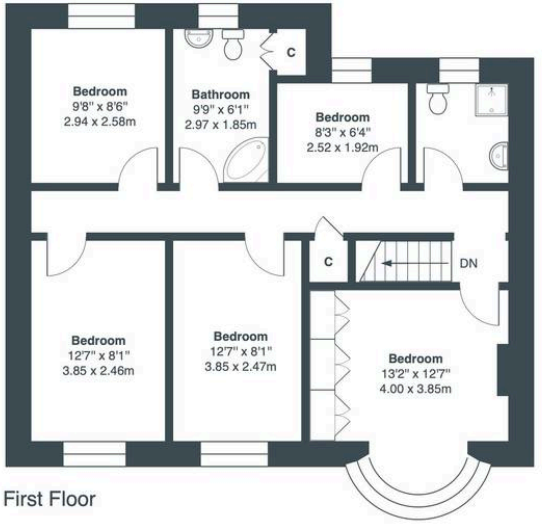


Yorkland Avenue, DA16

Approximate Gross Internal Area: 1634 sq ft / 151.8 sq m



Ground Floor



First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.

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William Charles Property Services

William Charles Property Services, 1 Bromley Road, Chislehurst - BR7 6LH

02082648264

info@williamscharlesgroup.com

http://williamcharlesgroup.com

The Property Ombudsman

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