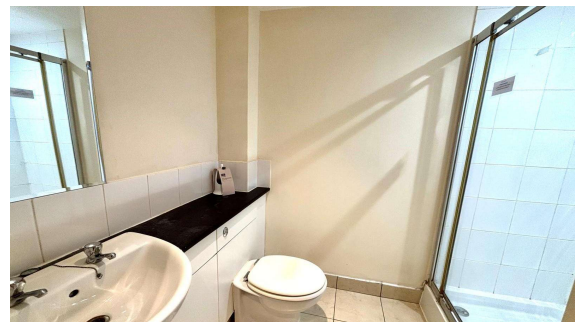
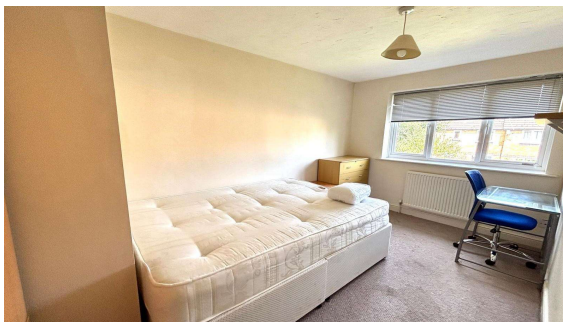
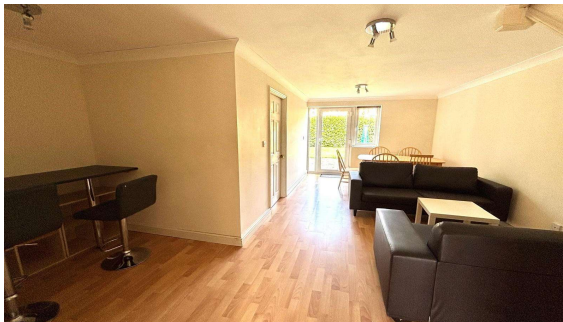




Nightingale Shott, Egham, Surrey, TW20 9SX

£450,000 F/H



INVESTMENT BUYERS WITH 8.2% YIELD!

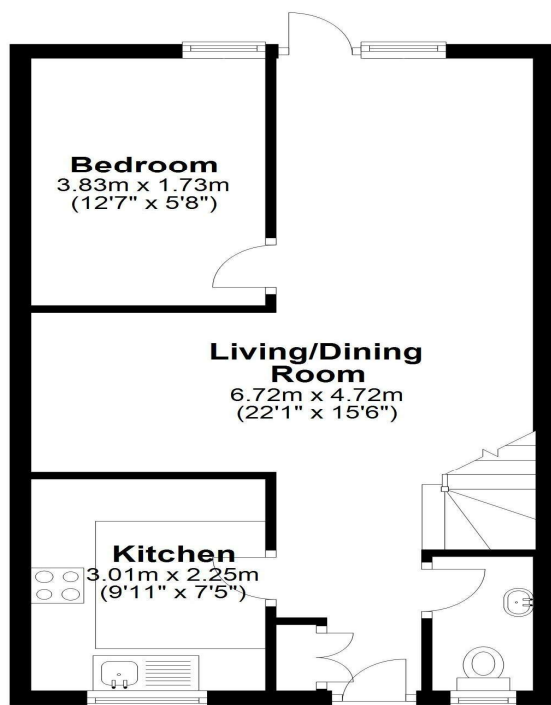
Currently let as a five bedroom, two bathroom student rental property with a garage in nearby block for £3,150pcm offering a minimum yield of 8.2% for the academic year of 2025/2026 from 9 August 2025. Located close to the back gate of Royal Holloway and extremely popular with students, as also close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

Nightingale Shott, Egham, Surrey, TW20 9SX

FLOOR PLAN

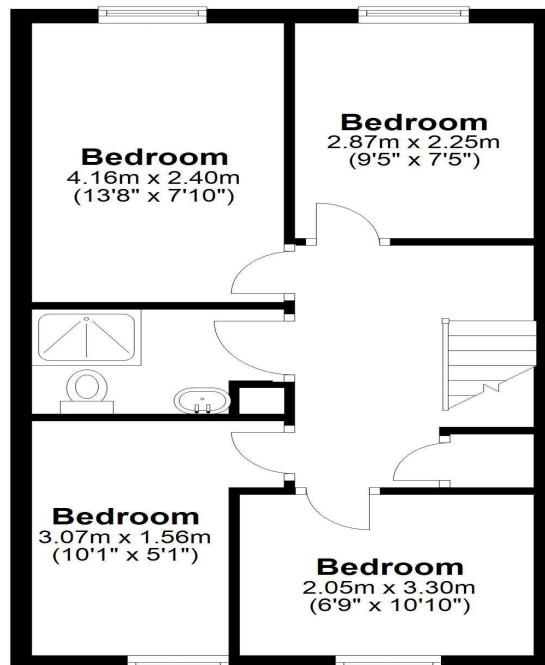
Ground Floor

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



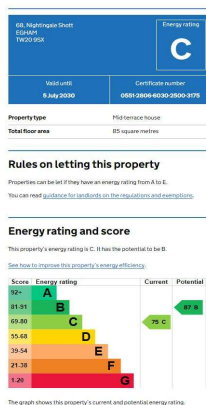
First Floor

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**



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