




Andrew Pearce
PINNER

VILLAGE WAY, PINNER, MIDDLESEX, HA5 5AB £850,000



A substantial semi detached house, currently let as a House of Multiple Occupancy (HMO) with eight bedrooms, five of which are double rooms and three single rooms, producing a gross income of £7650 per month. The property is available for investors and owner occupiers. Chain free sale.

The property currently comprises :

Eight bedrooms in total, with five doubles and three single rooms. Double rooms achieve £1050 each and single rooms £800, providing a total monthly rental £7650. Rents include utilities and council tax bills.

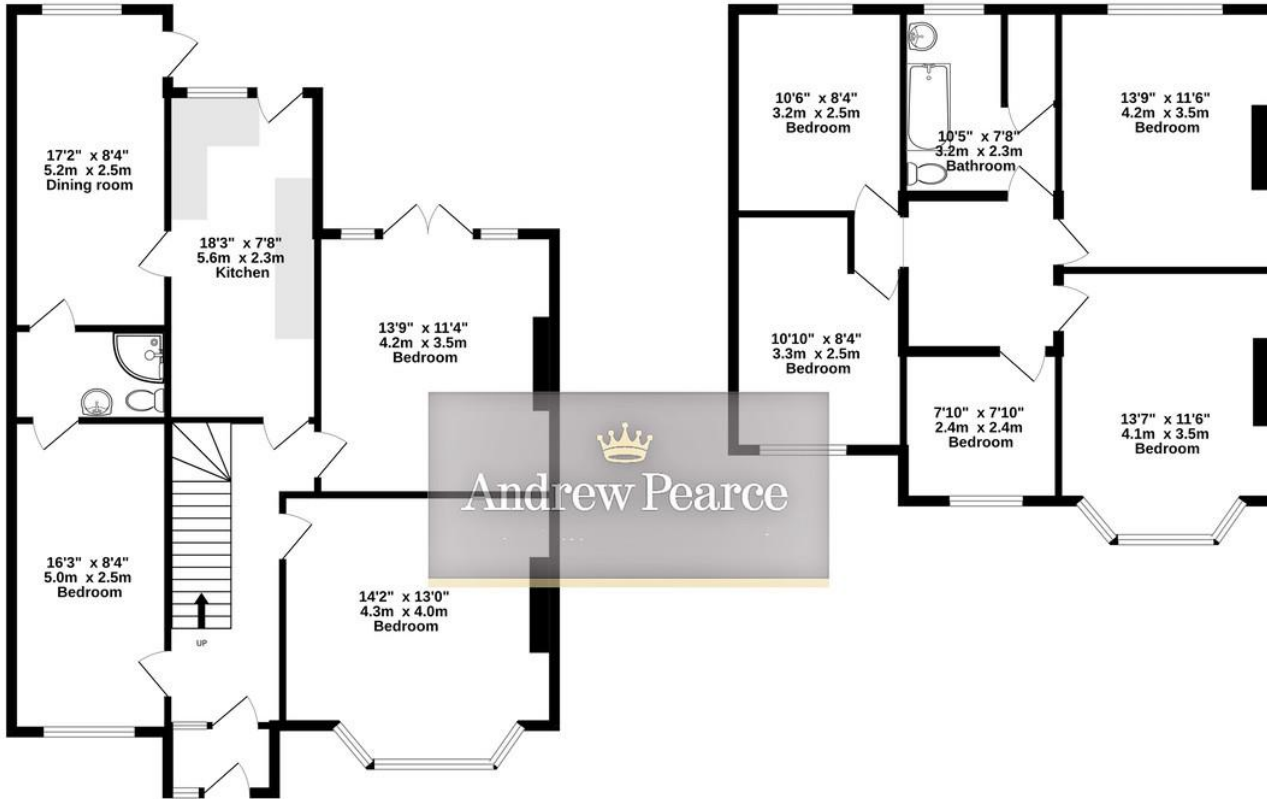
The ground floor consists of three double rooms, a large kitchen, a dining room with two hobs, ovens and sink, a washing machine and dryer and a shower room. The first floor comprises two double rooms, three single rooms and a bathroom.

Outside the private driveway provides off street parking for up to three cars. To the rear the lawned garden extends to circa 65ft, in length. All residents can enjoy use of the garden.

The current owner has an HMO Licence for 5 years for up to 10 Persons or 8 households. Investors would need to apply for their own HMO licence. The current fees are £1740 for a 5 year term.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1718 sq.ft. (159.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



