

4 Bed Maisonette In Hersham Close Roehampton, Roehampton, SW15 4JQ

£349,950





SHORT DESCRIPTION

Property Ref: 16434 The property would also be suitable for first-time buyers, families, or buyers needing extra space. An excellent licensed HMO investment opportunity currently generating £31,800 per annum (£2,650 pcm), offering an attractive buy-to-let investment in a convenient SW15 location. The property benefits from a recently extended 90-year lease and EPC Rating C, providing strong long-term investment potential. Ideally positioned directly opposite Roehampton University's Whitelands College, the property benefits from consistent tenant demand and has proven to be a reliable rental investment. The accommodation is arranged as a four-bedroom split-level maisonette located on the second and third floors of an ex-council building. Internally, the property offers spacious and practical accommodation comprising two double bedrooms and two single bedrooms, a bright open-plan reception and kitchen area, a family bathroom, together with an additional separate WC and shower room, making the layout well suited for HMO rental. The property benefits from an HMO licence issued under Wandsworth Council's additional licensing scheme, allowing the property to be legally operated as a four-bedroom HMO. It is currently producing £2,650 per calendar month (£31,800 per year) in rental income, making it an attractive investment opportunity for landlords seeking strong yields in London. Further advantages include low ongoing ownership costs, with a service charge of approximately £1,100 per annum and peppercorn ground rent, helping to maximise rental returns. The surrounding area is benefiting from the wider Alton Estate regeneration programme, bringing continued investment into local infrastructure, amenities and community facilities, which may support long-term area growth. The property also benefits from free parking available around the block, convenient local shops and amenities nearby, and good transport connections providing access to Putney, Barnes and Kingston. The green open spaces of Richmond Park are also within easy reach. The property is offered chain free and can be sold with vacant possession if required, offering flexibility for both investors and owner-occupiers. Open Day viewings scheduled, please contact the agent to book a viewing slot. Property Type: Maisonette Full selling price: £349950.00 Pricing Options: Offers in excess of Tenure: Leasehold Remaining lease (In Years): 176 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1113.00 Council tax band: C EPC rating: C Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied...

4

Bed Room(s)

2

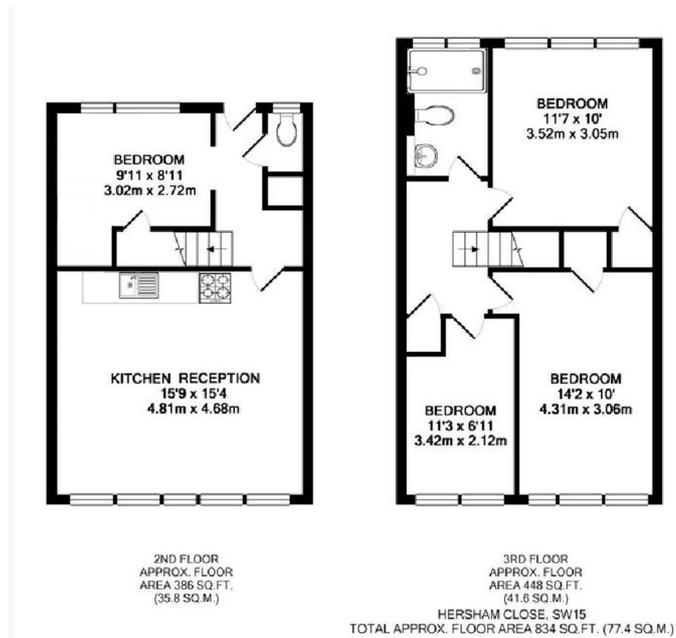
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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