

FOR SALE

LICENSED HMO



📍 444c Streatham High Road, London SW16 3PX

Price **£550,000**



Property Type

INVESTMENT



Size

1,249 SQFT



Tenure

LEASEHOLD



Borough

LAMBETH



Planning Granted

NO



Existing Use

CLASS C4

Tenanted



YES

Local Train Stations



Streatham (0.3 miles)
Streatham Common (0.3 miles)
Norbury (0.7 miles)

VAT Applicable



NO

Rateable Value

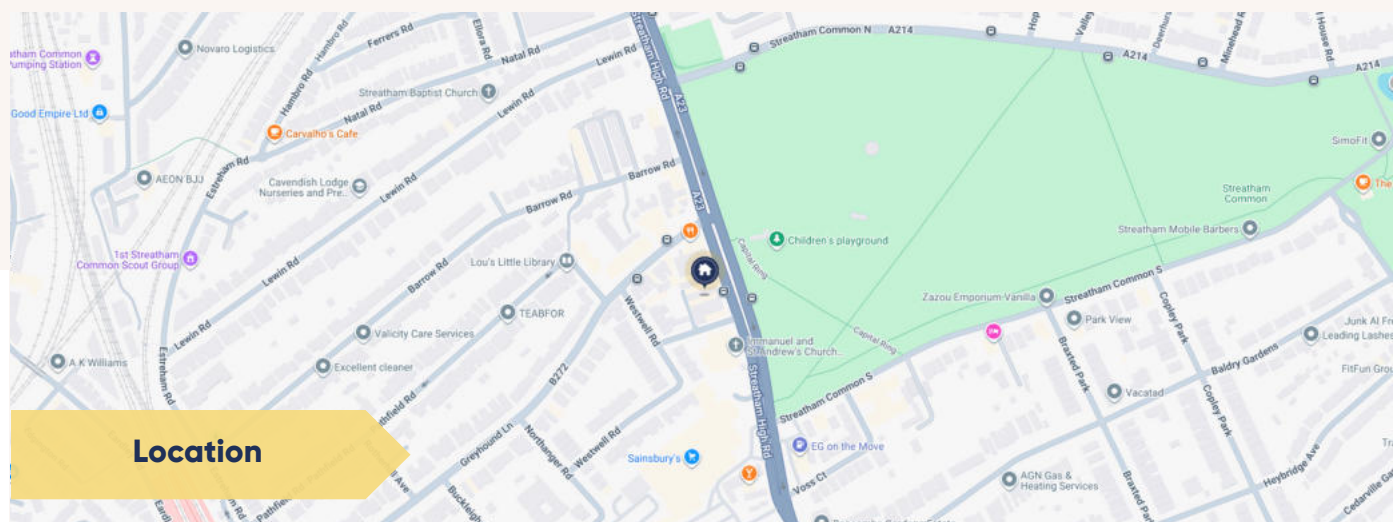


£0

EPC



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Location

Additional Information

An excellent opportunity to acquire a well-let property in the heart of Streatham, comprising a fully licensed four-bedroom HMO, each with ensuite facilities. The property includes a shared communal kitchen and generates a strong gross income of approximately £51,900 per annum. With modest operating costs of around £4,800 per annum, the investment reflects an attractive 9.44% gross yield (approximately 8.56% net yield after operating costs).

Held under a long lease of approximately 140 years, the property offers scope for value enhancement through a loft conversion (STP) to create an additional unit or improved amenity space. Located within the Streatham Common Conservation Area, recent precedents for dormer extensions to neighbouring properties suggest potential for similar approvals.

Location

Prominently positioned on Streatham High Road - one of South London's busiest and best-connected routes. The area offers excellent amenities including cafés, gyms, supermarkets, and independent shops, with Streatham Common and The Rookery Gardens nearby.

Transport

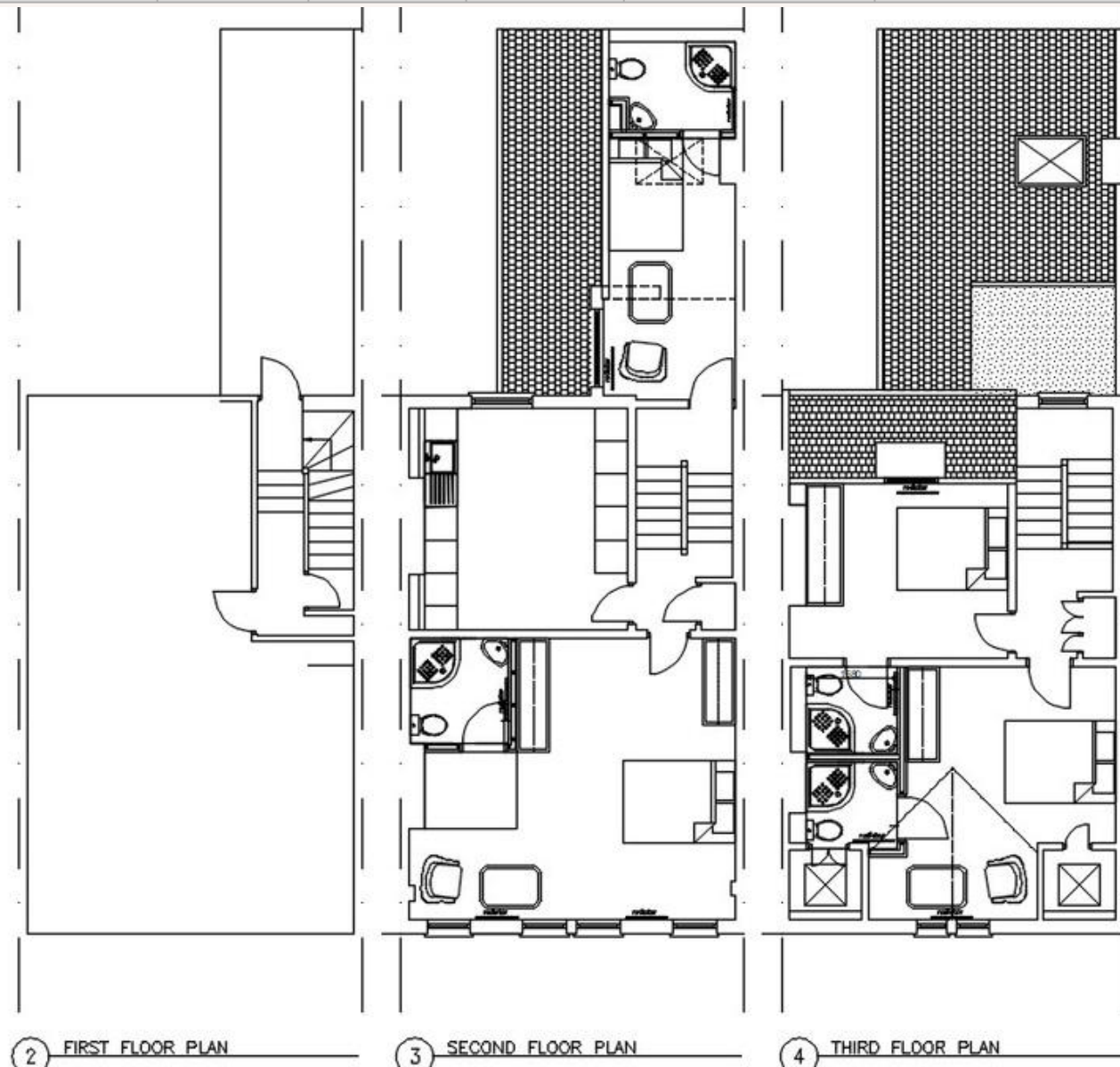
Streatham Common Station (0.3 miles) provides direct services to London Victoria and London Bridge in 25min. Streatham Station (0.5 mi) and Norbury Station (0.8 mi) offer further fast connections, while numerous bus routes link to Brixton (Victoria Line), Croydon, and Tooting.

Opportunity

A turnkey, income-producing HMO with strong yields and scope to increase value through loft conversion (STP), supported by recent local planning precedents within the conservation area.

ACCOMMODATION SCHEDULE / FLOORPLANS

Room	Unit Type	Monthly Rent (£)	Annual Rent (£)	Tenancy Term	Tenancy End Date
1	Room + ensuite	975	£11,700	Rolling	n/a
2	Room + ensuite	1,400	£16,800	12 Months	10.8.26
3	Room + ensuite	950	£11,400	12 Months	-
4	Room + ensuite	1,000	£12,000	12 Months	31.3.26
TOTAL:		£4,325	£51,900		



ADDITIONAL IMAGES





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- Amounts quoted are exclusive of VAT if applicable.

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