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RICS

The Property Ombudsman

CHRISTIES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Copyright nichecom.co.uk 2020 Produced for Centro Residential Sales and Lettings REF : 583962



The Crescent, Chesham, Sutton, SM2



CHRISTIES



THE CRESCENT, CHEAM SM2 7BT

OFFERS IN THE REGION OF
£1,250,000

FREEHOLD HMO INVESTMENT OPPORTUNITY, CURRENTLY 100% OCCUPIED AND PRODUCING £90,000 PER ANNUM WITH POTENTIAL FOR ADDITIONAL RENTAL GROWTH

MEASURING 3837 SQFT THIS IMPRESSIVE DETACHED PROPERTY COMPRISES OF 11 HABITABLE ROOMS, 10 BATHROOMS, KITCHEN/BREAKFAST ROOM, FRONT AND REAR GARDEN WITH PARKING AND GARAGE.

THE PROPERTY IS LOCATED ON THE NORTHERN SIDE OF THE CRESCENT, MIDWAY BETWEEN ITS JUNCTIONS WITH BURDON LANE AND BELMONT RISE (A217). BELMONT VILLAGE IS A SHORT WALK AWAY, AND OFFERS A RANGE OF NEIGHBOURHOOD SHOPS AND A BR STATION PROVIDING FREQUENT SERVICES TO LONDON VICTORIA AND LONDON BRIDGE. BANSTEAD GOLF COURSE AND BANSTEAD DOWNS ARE ALSO WITHIN CLOSE PROXIMITY

THE PROPERTY IS NOT LISTED OR WITHIN A CONSERVATION AREA, WE UNDERSTAND THAT THE PROPERTY BENEFITS FROM PLANNING PERMISSION GRANTED DM2019/01211 FOR AN HMO FOR 9 PERSONS, HOWEVER, AN APPLICATION IS BEING PUT TO THE LONDON BOROUGH OF SUTTON FOR A REVISED HMO LICENCE FOR 10-11 BEDSITS. FOR MORE INFORMATION & TO ARRANGE A VIEWING CALL OUR SALES TEAM TODAY.

- FREEHOLD HMO
- 100% OCCUPIED
- PREMIER ROAD
- CLOSE TO AMENITIES
- EPC RATING - C

