



CITY PRIME
P R O P E R T I E S

PRESENTS

Sunnycroft Road TW3

FREEHOLD HMO

SUNNYCROFT ROAD

SERIOUS INVESTORS!

A High-Yield Freehold HMO That Ticks Every Box!

Perfectly positioned just minutes away from Hounslow Central train station (Piccadilly Line). This fully licensed six-bedroom HMO offers strong, immediate income potential and even more room to grow.



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- Six Double Bedrooms
 - Fully Fitted Large Kitchen
 - Good Condition Throughout
 - Turnkey Investment
 - 1567 SqFt Internal Area
 - Producing Income
 - Fully HMO Licensed For Six Bedrooms
 - One Separate Bathroom
 - Five En-suit Showers
 - Approx 10 Min Drive to M4 & 20 Min Drive M25
 - Approx 40 Min By Tube To London City Centre
 - Approx. 300 Meters from Piccadilly Line Tube Station (Zone 4, West London)
 - Approx 600 From High Street
 - 40 Acres of Lampton Park on A Doorstep.
 - Five Minute's Drive To Heathrow Airport

Easy To Rent Investment.

Ideally positioned for professionals, this property offers both excellent transport connections just 10 minutes to M4 and 20 minutes to M25, easy access to 40 acres green spaces of Lampton Park, along with the shops and cafes of the nearby High.



Boasting six bedrooms in total, with five en-suite shower rooms, and a further shared bathroom for the sixth and seventh bedrooms, this property is fully set up to maximise rental returns. A spacious communal kitchen and a generous rear garden further enhance tenant appeal, keeping void periods low and satisfaction high.

The property is presented in great condition throughout, meaning no costly refurbishments or delays, simply step in and start earning. With a little strategic action (reapplying to adjust the licence), you can unlock even greater income potential.







Sunnycroft Road



APPROX. GROSS INTERNAL FLOOR AREA 1567.01 SQ FT / 145.58 SQM
 APPROX. GROSS INTERNAL FLOOR AREA INC. RESTRICTED HEIGHT AREA 1613.61 SQ FT / 149.91 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs		66	82



**Viewings strictly by appointment.
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Disclaimer:

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