



8

Bedrooms



8

Bathrooms



**HOUSE CONVERTED TO FLATS AVAILABLE FOR SALE ON LONDON ROAD IN LUTON WITH GREAT RENTAL FIGURES.** Myestate are proud to offer this stunning building consisting of 6 one bedroom flats and 2 Studios on London Road in total of 8 self contained flats with allocated parking for all flats within the building. This house is 1 minute drive to Junction 10 of the M1, a short distance to Luton Town Centre which is close to local amenities.

**Location:**

London Road is in the Hearts of Luton which is and always has been one of the upcoming roads for property market and for future investments. The house is located on the main road facing the South which leads you towards Luton Town Centre and a short drive to Luton Train Station. Luton has regular rail services to London and the Midlands and offers a choice of three separate railway stations being Luton Parkway Airport, Luton and Legrave. A typical train journey from London to Luton will take approximately 30 minutes.

**Interior:**

Due to the current layout of the building, 7 of 8 flats share communal entrance of the building and there's a side path which will lead you to another flat which has its own separate entrance and a small garden. The flats are moderately great in size with great character benefiting with carpeted and wood flooring. All flats are electric and have own meters which is located in the basement of the building. Bathrooms of each flat are generally in a good size which currently contain electric showers. The flats currently located on the ground floor benefit with very tall ceilings and provide great ample of space which is very welcoming.

**Ground Floor: X2 Studio Flats**

**First Floor: X3 One Bedroom Flats**

**Top Floor: X1 Studio Flat and a further 1 Bedroom Flat**

**Side of Building: X1 Bedroom Flat on the Ground Floor**

Currently 7 out of 8 flats are rented and one currently pending references. All tenants are provided with a Shorthold Tenancy and rental income is of a great amount for this building and can generate more subject to refurbishment of building.

**Rental Figures:**

Flat 1 (Studio) - £500.00

Flat 2 (One Bedroom Flat) - £550.00

Flat 3 (One Bedroom Flat) - £550.00

Flat 4 (One Bedroom Flat) - £550.00

Flat 5 (One Bedroom Flat) - £550.00

Flat 6 (One Bedroom Flat) - £550.00

Flat 7 (Studio Flat) - Currently Pending with References - £500.00

Flat 8 (One Bedroom Flat) - £550.00

Rental per month:- £4,300.00 Per Month / Yearly income of £51,600.00. Rental figures stated are current rents being achieved on this building now.

#### Exterior:

The building from the outside has a very modern look which provides 7/8 parking spaces perfect for each flat for parking. Outer Garage is also part of this building which is currently being used as storage.

#### Additional Information:

Luton is a vibrant, multicultural and cosmopolitan community. Here are some of the facilities Luton has to offer: Museums, Theatre and Cinema Complex, Biggest European Carnivals also the Town Centre which has a wide variety of shops and markets which is only couple of minutes away.

For any further information please kindly contact Richie at My-Estate for further information on this property.

