

# 125 Laburnum Grove, Portsmouth, PO2 0HF

£700,000

- 7 Bed, 7 Ensuite HMO
- Well Established
- Good Condition
- Gross Income: £60,180.00 PA
- Gross Yield: 8.60%
- Buyer's Fee Applies

## Property Overview

**Overview:** A beautifully presented, well-established 7-bedroom all en-suite HMO in Portsmouth. Previously extended and refurbished to a high standard with a great flow throughout. With a large, fully integrated communal kitchen/diner and living space, all of which are immaculately finished. The property benefits from one parking space at the front of the property.

**Well Located:** Just a short walk from North End's bustling high street, offering a great mix of independent shops, supermarkets, cafés, and essential services, as well as access to green spaces and parks and the nearby seafront.

**Excellent Transport Links:** Close to Hilsea Station, buses frequently run into central Portsmouth and nearby areas. Quick access to the M27 and A3 makes commuting to other parts of Hampshire (or even London) fairly straightforward.

**Opportunities:** Ideal for students who can easily commute to the University of Portsmouth by bus or bike — buses are regular, and the journey is typically around 15–20 minutes. Close to Hilsea and Fratton train stations. The area is also within commuting distance to Portsmouth Naval Base, Queen Alexandra Hospital, and Portsmouth International Port, all of which are significant local employers.

**Conclusion:** The property offers a well presented, comfortable and practical living space. Laburnum Grove is in a pleasant, well-kept area, with convenient transport links not far from the city centre. A great location where you can enjoy a more stable cost of living compared to the city centre, with great employment prospects, all within easy reach.



# Income

Room 1 - £765 / Room 2 - £685 / Room 3 - £770 /

Room 4 - £685 / Room 5 - £675 / Room 6 - £685 /

Room 7 - £750

Total; £5,015.00 PCM / £60,180.00 PA

Total Income: £60,180.00 PA

Gross Yield: 8.60%

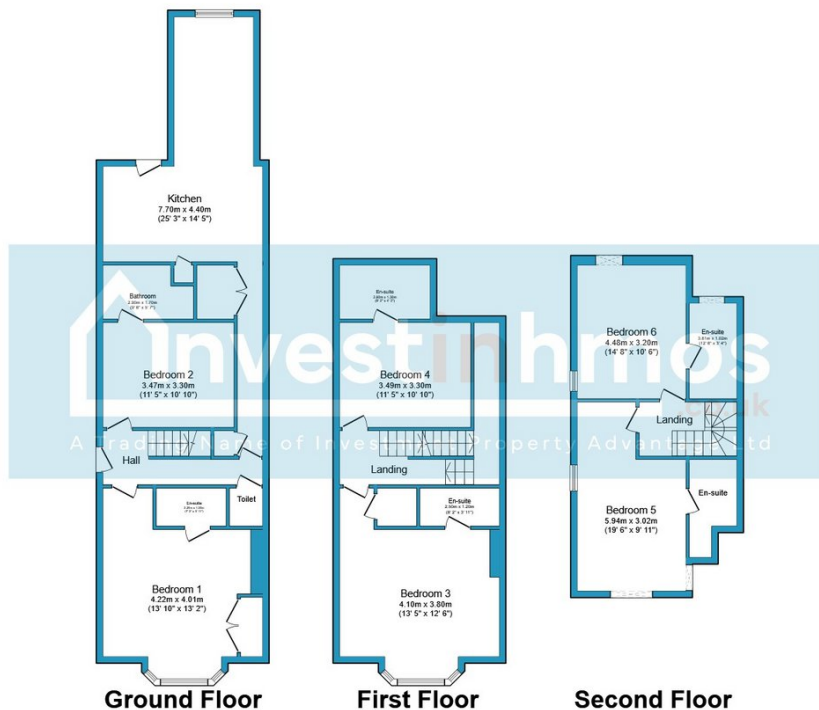
Expenditure;

Gas £49.09 / Electric - £90.67 / Water - £20.81 / Council Tax - £139.43 /

TV License - £13.25 / Cleaner - £60 / Broadband - £38.40 / Management £605

Total; £1,016.65 PCM / £12,199.80 PA

# Floorplan

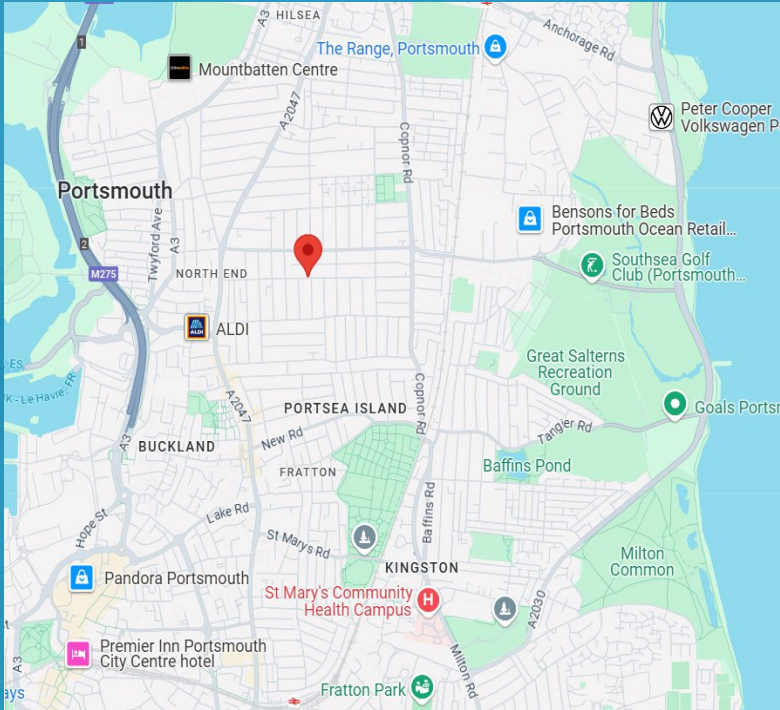


Total floor area 196.9 m<sup>2</sup> (2,120 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Location



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

## Buyer's Fee Applies

## Contact us

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These property particulars are meant as a guide only and there is no guarantee on their accuracy. Investors should satisfy themselves by way of legal due diligence and inspection of the property.