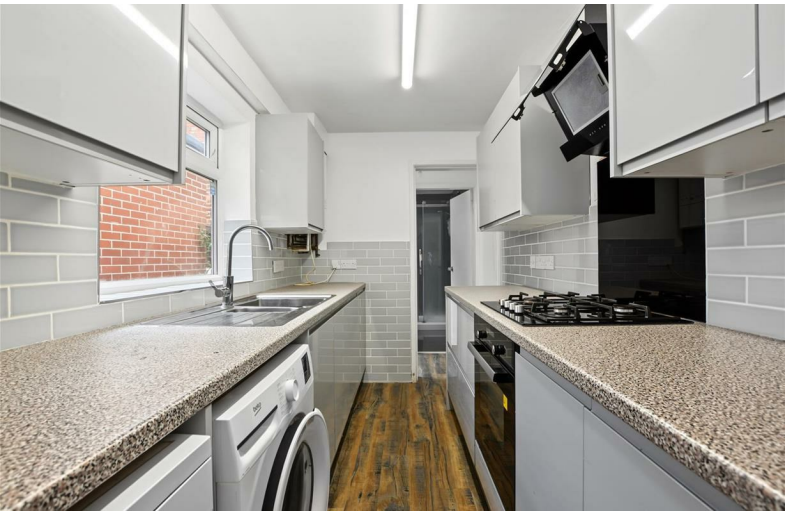
Robert Ellis

*look no further. . .*



Harley Street
Nottingham NG7 1RZ

5 BEDROOM FULLY LICENSED STUDENT HMO PROPERTY.

**Guide Price £370,000 Freehold**

***GUIDE PRICE £370,000 - £380,000***

A substantial and well-maintained 5 bedroom vacant HMO situated in the heart of Lenton, one of Nottingham's most established and consistently high-performing student rental locations. Ideally positioned between both University of Nottingham campuses and Nottingham Trent University, the property has a strong history of being successfully let year after year due to its excellent location, generous room sizes and close proximity to local amenities, transport links and student facilities.
The property has previously been let to 4 students for the 2025/2026 academic year producing an income of £24,960 per annum, equating to approximately £120 PPPW, with scope for future rental growth in line with continued demand within the area.

Internally, the accommodation comprises five genuine double bedrooms, a spacious communal living area, fitted kitchen and two modern bathrooms, making the property highly attractive to the student market. The house further benefits from UPVC double glazing throughout, a modern combi boiler and well-presented interiors designed for practical and comfortable student living.
Externally, the property enjoys a low-maintenance courtyard garden to the rear, ideal for tenants seeking outdoor space without extensive upkeep.

Lenton remains one of Nottingham's most sought-after student areas thanks to its excellent access to both university campuses and strong transport connections. The property is located approximately 0.8 miles from the University of Nottingham Jubilee Campus, around 1.5 miles from University Park Campus and approximately 2.2 miles from Nottingham Trent University City Campus. Castle Marina Retail Park is within easy reach at around 1 mile away, offering a range of supermarkets, gyms, restaurants and retail outlets, while the nearby Beeston Canal provides popular walking and cycling routes. The nearest NET tram stop at University Boulevard is approximately 0.7 miles away, offering quick access across the city.

This represents an excellent opportunity to acquire a proven income-producing student investment in a prime Nottingham rental location with enduring tenant demand and long-term investment appeal.

Living Room/Bedroom
Laminate flooring, UPVC double glazed window to the front elevation, wall mounted radiator.

Cellar

Dining Room
12'4" x 11'5" approx (3.76 x 3.50 approx)
Laminate flooring, wall mounted radiator, UPVC double glazed windows to the rear and side elevations, door leading through to the kitchen, staircase leading to the first floor landing.

Kitchen
12'7" x 7'6" approx (3.84 x 2.305 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a dishwasher, space and plumbing for a washing machine, space and point for a fridge, space and point for a freezer, integrated oven with four ring gas hob over and extractor hood above, wall mounted boiler, tiled splashbacks, laminate flooring, UPVC double glazed window to the side elevation, door leading through to the rear hallway.

Rear Hallway
UPVC double glazed window to the side elevation, laminate flooring, door leading through to the shower room.

Shower Room
6'1" x 8'10" approx (1.862 x 2.71 approx)
UPVC double glazed window to the side elevation, tiling to the walls, tiling to the floor, WC, handwash basin with storage cupboards below, shower enclosure with mains fed shower over, chrome heated towel rail, extractor fan.

First Floor Landing
Carpeted flooring, staircase leading to the second floor landing, wall mounted radiator, UPVC double glazed window to the side elevation.

Bedroom One
UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring.

Shower Room
10'0" x 2'6" approx (3.06 x 0.77 approx)
UPVC double glazed window to the side elevation, tiling to the walls, WC, handwash basin with storage cupboard below, shower enclosure with mains fed shower over, chrome heated towel rail, extractor fan.

Bedroom Two
10'0" x 8'5" approx (3.05m x 2.57m approx )
UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring.

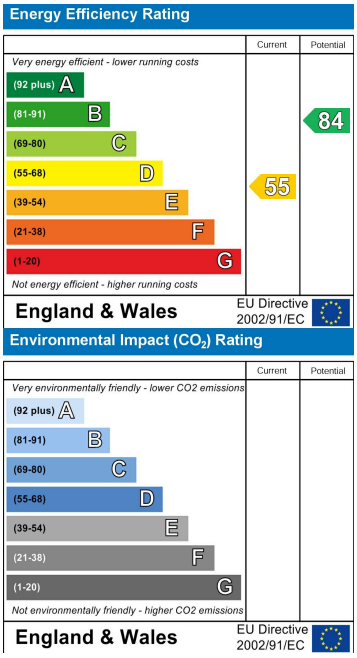
Second Floor Landing
Carpeted flooring, doors leading off to:

Bedroom Three
11'3" x 8'2" approx (3.45 x 2.51 approx)
Laminate flooring, Velux window, wall mounted radiator.

Bedroom Four
13'1" x 10'3" approx (4.00 x 3.14 approx)
Laminate flooring, UPVC double glazed window to the side elevation, wall mounted radiator.

Outside
Steps leading up to the front access door, property can also be accessed from the entrance door to the side of the property.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 14mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No




These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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