



## 2 Willoughby Avenue, Nottingham – NG7 2EP

Guide Price £450,000

DavidJames  
the estate agent



## 2 Willoughby Avenue

Nottingham

Substantial 7-bed student HMO in a prime Lenton location with easy access routes to campus and the city! Fully furnished with a strong history of rental success and let for the current term!

Council Tax band: A

Tenure: Freehold

- Licensed HMO in a prime Lenton location just off Derby Road
- Ready for immediate handover and fully operational for 2026/27 academic year
- Fully let for 2026/27 term at £105 per person per week (bills excluded)
- 7 spacious bedrooms with 3/4 modern bathrooms
- Turn-key investment opportunity with white goods and furniture included throughout
- Direct transport links nearby to University of Nottingham, Nottingham Trent University & Nottingham city centre
- Minutes from Tesco and Sainsbury's supermarkets, diverse local shops and international food outlets
- Established rental history with strong student demand and low void periods
- Offered to the market with no upward chain
- Excellent long-term investment with scope for future income growth (approx gross yield of 7.84%)









Floor -1



Floor 0

Approximate total area<sup>(1)</sup>

209.3 m<sup>2</sup>

2252 ft<sup>2</sup>



Floor 1



Floor 2



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

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