



NICHOLAS  
RESIDENTIAL



## The George 9 Eglantine Avenue Belfast BT9 6DW Asking price £595,000

This impressive Victorian townhouse is ideally situated just off the sought-after Lisburn and Malone Road areas in South Belfast. It's only a few minutes' walk from shops, cafes, bars, and restaurants, and offers convenient access to Belfast City Centre. Nearby, you'll find major motorway and transport links, as well as Queen's University and both the City and Royal Victoria hospitals.

Inside, the property features a spacious communal living and dining area, along with a large kitchen/diner equipped with an extensive selection of high and low-level units and kitchen appliances. There are a total of eight generous bedrooms, each with its own modern ensuite shower room. Additionally, a communal shower room is located on the first floor. The property benefits from uPVC double glazing and a new gas-fired central heating system.

It comes with an HMO License valid until 14/01/27, along with a certificate of lawful use and development.

Currently, the property is rented room-by-room on an all-inclusive basis, generating an annual rental income of £61560.

Rates £3,093.32 per year.

\*Please note that any proposed new purchaser should apply for a new licence. Further information can be

- Substantial Mid Terrace Investment Property Located on Eglantine Avenue in South Belfast
- 8 double bedrooms all with an ensuite shower room
- Spacious communal living/dining area
- Large kitchen/dining area with appliances
- uPVC double glazed
- Gas fired central heating - New boiler recently installed
- HMO licence until 14/01/27 and a CLUD
- Currently let room-by-room on an all inclusive basis, generating an annual rental income of £61560
- Includes fixtures and fittings
- Close to Queens University, Royal Victoria and Belfast City Hospitals

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.



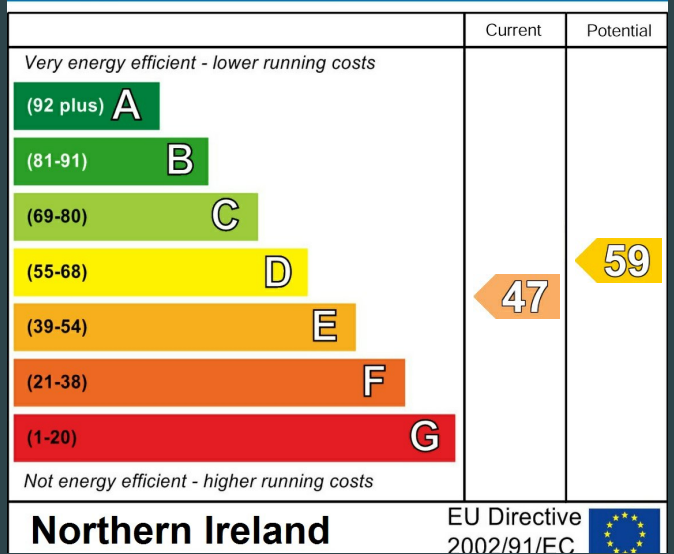


## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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