

Croydon**94 Oakfield Road,
Surrey
CR0 2UD**

- **A Freehold Semi-Detached Building arranged to provide Four Self-Contained Flats**
- Each Flat subject to an Assured Shorthold Tenancy
- Total Current Rent Reserved **£43,200 per annum (equivalent)**

BY ORDER OF THE LPA RECEIVER**Seller's Solicitor**

Messrs Field Fisher (Ref: Mr S Evans-Jones).
Tel: 0161 835 8022.
Email: stephen.evans-jones@fieldfisher.com

**Tenure**

Freehold.

Location

The property is situated on the west side of Oakfield Road to the north of its junction with Lennard Road. A range of shops is available locally with the further and more extensive amenities of Central Croydon and The Whitgift Shopping Centre also being close at hand. Rail and London Overground services run from the West Croydon Station and Tramlink services are also easily accessible. Road communications are afforded by the A232 and the A23 which in turn provides access to the M25 Motorway to the south and both Central London and the A205 (South Circular Road) to the north. The open spaces of Wandale Park are to the south-west and Croydon University is close by to the north-west.

Description

The property comprises a semi-detached building arranged over lower ground, ground and two upper floors beneath a pitched roof. The property is internally arranged to provide four self-contained flats. The property benefits from a front yard and a rear garden.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was provided by the Vendor.

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Flat A	Lower Ground	Reception Room with Kitchen Area, Three Bedrooms (one with en-suite facilities), Bathroom with WC and wash basin. Rear Garden	Assured Shorthold Tenancy for a term of 5 years from 19th November 2009	£10,800 (equivalent)
Flat B	Ground	Reception Room with Kitchen Area, Two Bedrooms, Bathroom with WC and wash basin	Assured Shorthold Tenancy for a term of 12 months from 1st April 2013 (Holding Over)	£10,500 (equivalent)
Flat C	First	Reception Room with Kitchen Area, Two Bedrooms, Bathroom with WC and wash basin	Assured Shorthold Tenancy for a term of 6 months from 1st July 2013 (Holding Over)	£10,500 (equivalent)
Flat D	Second	Reception Room with Kitchen Area, Two Bedrooms, Bathroom with WC and wash basin	Assured Shorthold Tenancy for a term of 2 years (less one day) from 14th December 2012	£11,400 (equivalent)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

INVESTMENT – Freehold Building