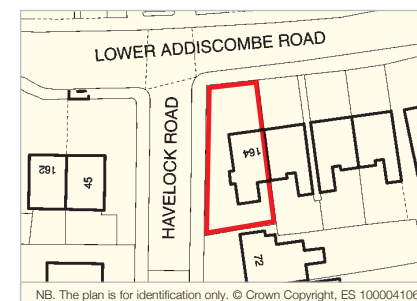


Croydon

164 Lower Addiscombe Road CR0 6AJ and 74, 76 78 Havelock Road, Greater London CR0 6QP

- **A Freehold Semi-Detached Building**
- Internally arranged to provide a Self-Contained Maisonette and Three Self-Contained Flats
- Comprising 1 x One Bedroom and 3 x Studio Self-Contained Flats
- Three Flats subject to Assured Shorthold Tenancies
- One Flat Vacant
- Total Current Rent Reserved **£29,220 per annum (equivalent) from Three Flats with One Flat Vacant**



To View

The property will be open for viewing every Monday and Saturday before the Auction between 10.45 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

INVESTMENT/PART VACANT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the south side of Lower Addiscombe Road (A222), to the east of its junction with Havelock Road. A range of shops is available, with the further and more extensive facilities of Croydon town centre also being accessible within walking distance. Rail services run from East Croydon Station into London and southbound to Gatwick Airport and beyond. London Overground services run from West Croydon Station. The A232 is to the south and provides access to the A23 and in turn Central London and the South Circular Road (A205). The open spaces of both Lloyd Park and Coombe Park are to the south.

Description

The property comprises a semi-detached building arranged over ground and two upper floors. The property is internally arranged to provide a self-contained maisonette and three self-contained flats. There is 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. (£ p.c.m.)
164 Lower Addiscombe Road	Ground/First	Reception Room, Bedroom, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from and including 1st July 2017 (holding over)	£10,800 p.a. (£900 p.c.m.)
74 Havelock Road	Ground	Studio Room, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 31st January 2014 (holding over)	£9,000 p.a. (£750 p.c.m.)
76 Havelock Road	First	Studio Room, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from and including 14th October 2017	£9,420 p.a. (£785 p.c.m.)
78 Havelock Road	Second	Studio Room, Kitchen, Bathroom/WC	Vacant	–

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 £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.