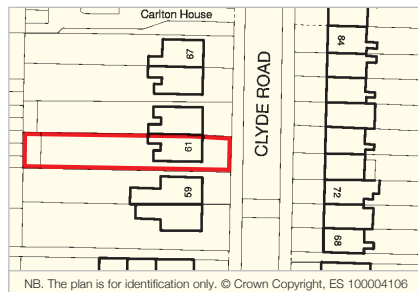


Croydon

61 Clyde Road, Greater London CR0 6SZ

- A Freehold Semi-Detached Building
- Internally arranged to provide Four Self-Contained Flats
- Comprising 4 x One Bedroom Flats
- Each Flat subject to an Assured Shorthold Tenancy
- Rear Garden
- Total Current Rent Reserved **£38,580 per annum (equivalent)**

**FIRST TIME ON THE MARKET
FOR MORE THAN 30 YEARS**



To View

The property will be open for viewing on Thursday 17th May, Wednesday 23rd May and Wednesday 30th May between 11.45 a.m. – 12.15 p.m. These are open viewing times with no need to register.

Seller's Solicitor

Messrs MW Solicitors
(Ref: Ms M Christoforou).
Tel: 0203 551 8062.
Email: maria.christoforou@mwsolicitors.co.uk

INVESTMENT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the west side of Clyde Road, to the south of its junction with Lower Addiscombe Road (A222). A extensive range of shops, pubs, restaurants and other amenities is available within walking distance in Croydon town centre. Fast and frequent Rail services into London and also southbound to Gatwick Airport and beyond run from East Croydon Station, whilst London Overground services run from West Croydon Station. In addition, both Tramlink services and numerous bus routes also serve the area. The nearby A232 (Addiscombe Road) provides access to the A23 and in turn both Central London and the A205 (South Circular Road) to the north and both the M23 and M25 Motorways to the south. The open spaces of both Lloyd Park and Coombe Park are within easy reach to the south.

Description

The property comprises a semi-detached building arranged over lower ground, raised ground and two upper floors. The property is internally arranged to provide four self-contained flats. Externally, there is a garden to the rear.

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	Furnished/ Unfurnished	Current Rent £ p.c.m.	Current Rent £ p.a. (equivalent)
1	Lower Ground	Reception Room, Bedroom, Kitchen, Bathroom/WC	Assured Shorthold Tenancy for a term of 6 months from 5th May 2018	Unfurnished	£750 p.c.m.	£9,000 p.a.
2	Raised Ground	Reception Room, Bedroom, Kitchen, Bathroom/WC	Assured Shorthold Tenancy for a term of 6 months from 5th May 2018	Unfurnished	£850 p.c.m.	£10,200 p.a.
3	First	Reception Room, Bedroom, Kitchen, Bathroom/WC	Assured Shorthold Tenancy for a term of 6 months from 5th May 2018	Unfurnished	£825 p.c.m.	£9,900 p.a.
4	Second	Reception Room, Bedroom, Kitchen, Bathroom/WC	Assured Shorthold Tenancy from 28th April 2011 (holding over)	Furnished	£790 p.c.m.	£9,480 p.a.

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.