

London SE20
128 Croydon Road,
Anerley
SE20 7YZ

- **A Freehold Four Storey Semi-Detached Building**
- Internally arranged to provide Five Self-Contained Flats
- Each Flat subject to Assured Shorthold Tenancy
- Rear Garden and off-street parking
- Total Current Rent Reserved **£60,600 per annum**



To View
Please email: gabriella.brunton@allsop.co.uk using the subject heading 'Viewings Lot 101'.
Seller's Solicitor
Messrs Carpenters Rose (Ref: Mark Rose).
Tel: 020 8906 0088
Email: mr@carpentersrose.co.uk

INVESTMENT –
Freehold Building



Tenure
Freehold.
Location
The property is situated on the north side of Croydon Road, to the west of its junction with Anerley Road (A214). Local amenities are available with the further shopping facilities of Croydon being accessible to the south. Overground Rail services run from Anerley Station located approximately half a mile to the north. Birkbeck Rail Station is half a mile to the south. Croydon Road (A213) provides access to the A236 and in turn the A23 and M25 Motorway. The property backs onto the open spaces of Betts Park.

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 five self-contained flats. Externally there is off-street parking to the front and a communal rear garden.
Accommodation and Tenancies
The information provided 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 1	Rear Ground Floor	Three Rooms all with En-Suite Bathrooms, Kitchen, Conservatory	Assured Shorthold Tenancy for a term of 12 months from 21st February 2013 (holding over) at a current rent of £1,275 per calendar month	£15,300 p.a.
Flat 2	First Floor	Three Rooms all with En-Suite Bathrooms, Kitchen	Assured Shorthold Tenancy for a term of 12 months from 16th March 2013 (holding over) at a current rent of £1,075 per month	£12,900 p.a.
Flat 3	Second Floor	Three Rooms all with En-Suite Bathrooms, Kitchen	Assured Shorthold Tenancy for a term of 12 months from 21st February 2013 (holding over) at a current rent of £1,100 per month	£13,200 p.a.
Flat 4	Lower Ground Floor (Front)	Room with En-Suite Bathroom, Kitchen	Assured Shorthold Tenancy for a term of 12 months from 26th September 2015 at a current rent of £750 per month	£9,000 p.a.
Flat 5	Lower Ground Floor (Rear)	Reception Room, Bedroom, Kitchen, Two Bathrooms	Assured Shorthold Tenancy for a term of 12 months from 24th October 2014 (holding over) at a current rent of £850 per month	£10,200 p.a.
				Total £60,600

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.