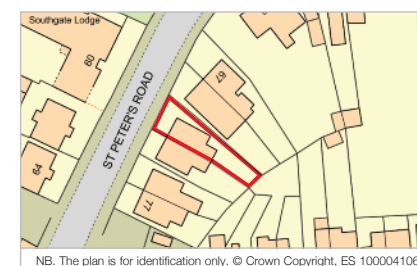


South Croydon

71 St Peter's Road,
Greater London
CR0 1HS

- **A Freehold Semi-Detached Building**
- Internally arranged to provide Four Self-Contained Flats
- Comprising 1 x Studio Flat and 3 x One Bedroom Flats
- Three Flats subject to an Assured Shorthold Tenancy, One Flat Vacant
- Rear Garden
- Total Current Rent Reserved **£26,400 per annum (equivalent) from Three Flats with One Flat Vacant**

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



To View

The property will be open for viewing every Wednesday before the Auction between 1.00 p.m. – 1.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

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

**INVESTMENT VACANT – Freehold
Building**



Tenure

Freehold.

Location

The property is situated on the south-east side of St Peter's Road (B274), to the north of its junction with Croham Road. A range of shops, pubs and restaurants is available within walking distance, with the further and more extensive facilities of Croydon town centre also being within reach. Frequent rail services into London and southbound bus routes also serve the area. Addiscombe Road (A232) is close by, as is Purley Way (A23), which leads towards Central London and the South Circular Road (A205) to the north and both the M23 and M25 Motorways to the south. The open spaces of both Lloyd Park and Park Hill Park are within easy reach.

Description

The property comprises a semi-detached building arranged over lower ground, raised ground and two upper floors beneath a pitched roof. 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.a.
Lower Ground (71A)	Two Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term from 17th December 2016 (Holding over)	Furnished	£9,000
Hall Floor	Two Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term from 20th August 2016 (Holding over)	Furnished	£9,600
First Floor	Two Rooms, Kitchen, Bathroom	Vacant	–	–
Second Floor	Studio Accommodation	Assured Shorthold Tenancy for a term from 12th May 2018 (Holding over)	Furnished	£7,800

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.