

Lot 3

228c London Road,
Croydon CR0 2TF
GUIDE PRICE: £105,000



**NEWLY CONVERTED TWO BEDROOM FLAT
WITH INVESTMENT INCOME**

This well presented third floor recently converted flat is presented in good decorative order and is situated within walking distance of West Croydon station and is currently let on an Assured Shorthold Tenancy at a rent of £995 pcm (£11,940 pa) for a 12 month term from November 2011. The property is sold with the benefit of this ongoing income and will be of interest to investment purchasers.

ACCOMMODATION

Entrance hall, two bedrooms, living room, kitchen, bathroom

TENURE

Leasehold – new lease of 125 years will be granted upon completion at a ground rent of £300 pa.

LOCAL AUTHORITY & TAX RATING

London Borough of Croydon 020 8726 6000
Council Tax Band: C

VENDORS SOLICITORS

Joe Dasilva
Fendom Dawson & Turner
6 Easton Street
High Wycombe
Bucks HP11 1NJ
01494 450361

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN