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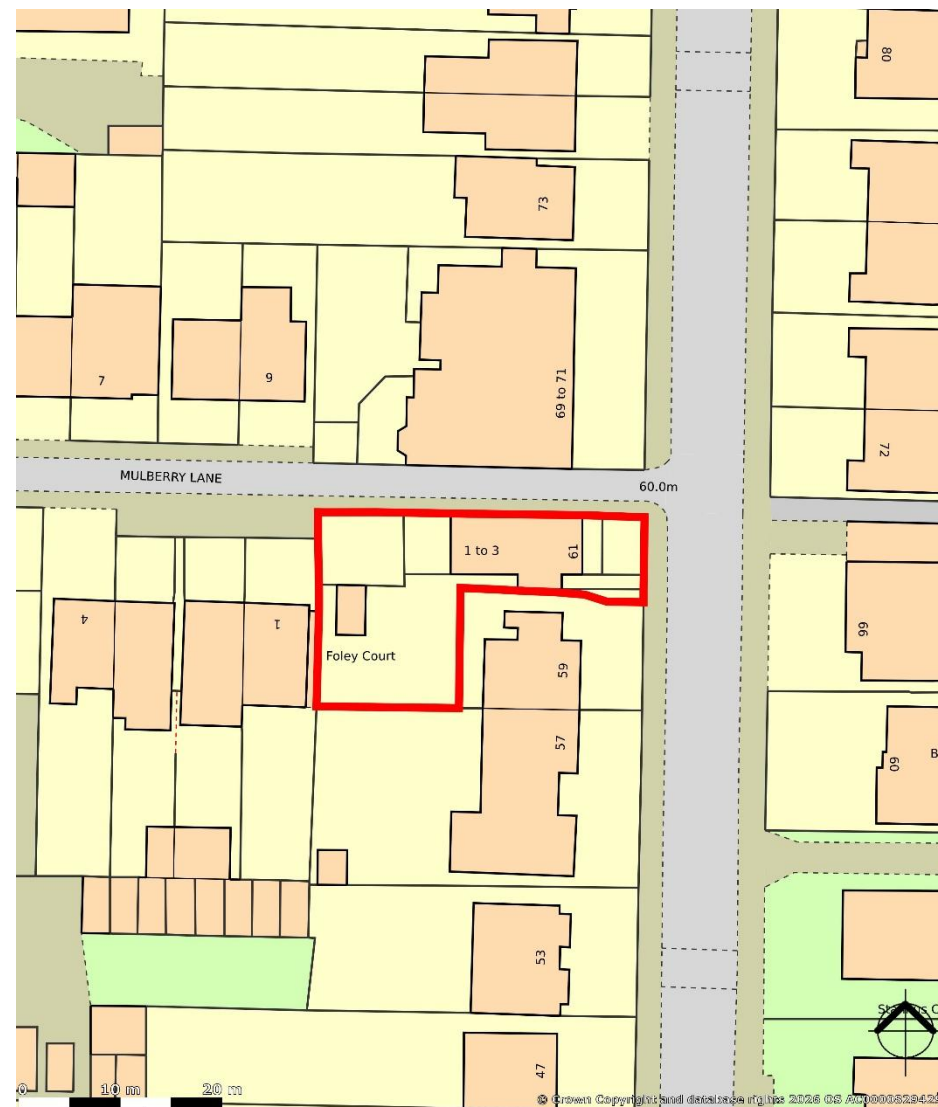
**FOR SALE**

**FULLY LET AND INCOME-PRODUCING FREEHOLD  
RESIDENTIAL INVESTMENT COMPRISING 3 FLATS**

**Foley Court, 61 Outram Road, Croydon, CR0 6XG**

## EXECUTIVE SUMMARY

- Unbroken Freehold Residential Investment
- Modern development of 3 self-contained flats (2 x 2-bed and 1 x 1-bed)
- Fully let on assured periodic tenancies producing a gross rental income of £49,931 per annum
- Estimated Rental Value (ERV): £51,600 per annum
- Site area extends to approximately 0.041 hectares (0.101 acres)
- Located on Outram Road in Croydon, approximately 15 minutes' walk from East Croydon Station.
- Offers are invited in excess of £665,000 for the freehold interest subject to the existing tenancies. A purchase at this reflects a gross yield of 7.50%.



## VIEWINGS

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## LOCATION

Foley Court is located on the corner of Mulberry Lane and Outram Road in Croydon.

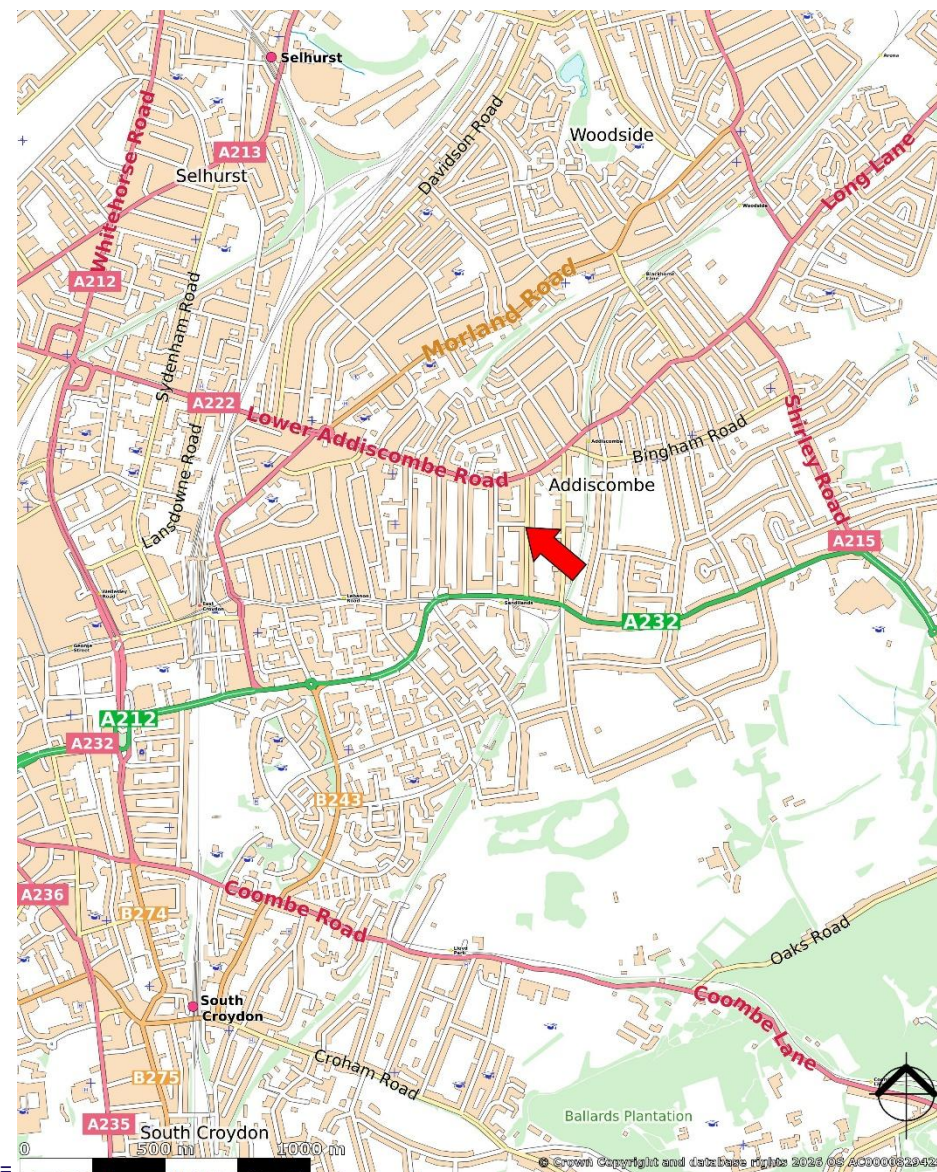
The property is situated in the 'East India Estate' Conservation Area. The surrounding area is predominantly residential characterised by a mix of older period houses, many of which have been converted to self-contained flats over the years, together with infill new build purpose-built flat developments of varying ages and types.

East Croydon railway station is approximately a 15-minute walk from the property, providing services to Brighton, Gatwick Airport and London Terminals.

Sandiland Tram Stop is located 0.2 miles south of the property, providing services to Wimbledon, Beckenham Junction, Elmers End and New Addington.

Local shopping and leisure facilities can be found in Croydon town centre including a selection of High Street retailers, Centrale and the Whitgift Centre and a Theatre.

The property lies within the administrative area of the London Borough of Croydon.



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## DESCRIPTION

Foley Court comprises a detached residential building arranged over lower ground, ground and first floors, providing three self-contained flats.

The property was built in 2016 and is of brick construction with a pitched slate roof.

Internally the building is configured to provide 2 x two-bedroom flats and 1 x one-bedroom flat. Flat 1 benefits from a private rear garden whilst there is a communal garden for the other two flats.

The property has a Gross Internal Area of 1,817 sq ft (168 sq m). Floor plans are available in the data room.

To the rear of the site is a car parking area with two off street car parking bays.

The site is L-shaped and extends to approximately 0.10 acres (0.04 hectares).



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# TENANCY SCHEDULE

All 3 apartments are currently let to private tenants on assured periodic tenancy arrangements, producing a current gross income of £49,931 per annum per annum.

Individual rents range from £1,250 to £1,607 per calendar month, with an average rent of approximately £1,387 per calendar month.

| Flat   | Floor        | Beds | Gross Internal Area |       | Tenancies   | Current Passing Rent |         | Estimated Rental Value |         | EPC |
|--------|--------------|------|---------------------|-------|-------------|----------------------|---------|------------------------|---------|-----|
|        |              |      | Sq M                | Sq Ft |             | PCM                  | PA      | PCM                    | PA      |     |
| Flat 1 | Lower ground | 2    | 58.25               | 627   | 14-May-21   | £1,304               | £15,649 | £1,525                 | £18,300 | B   |
| Flat 2 | Ground       | 2    | 58.25               | 627   | 17-April-24 | £1,607               | £19,282 | £1,525                 | £18,300 | B   |
| Flat 3 | First        | 1    | 52.30               | 563   | 23-Feb-26   | £1,250               | £15,000 | £1,250                 | £15,000 | B   |
| 3      |              |      | 168.80              | 1,817 |             | £4,161               | £49,931 | £4,300                 | £51,600 |     |

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## TENURE

The property is held freehold under Title reference number SY189927

## PRICE

Offers are invited in excess of £665,000 for the freehold interest subject to the assured periodic tenancies.

The estimated rental value of £51,600 per annum equates to a gross yield of 7.75% at a purchase price of £665,000

## VAT

The property is not elected for VAT

## EPC

EPCs for each of the flats are available in the data room

## AML

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VIEWINGS

Viewings must be arranged prior with the sole agent, SHW. Contact details below.

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## DATA ROOM

For further information and access to our data room please follow the below link:

[Log In](#)

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