

212-218

GLOUCESTER ROAD
CROYDON, CR0 2DJ



Fully let and income-producing freehold residential investment comprising 16 modern apartments

WHAT 3 WORDS: [///VILLA.YOURS.BANKS](http://villa.yours.banks)

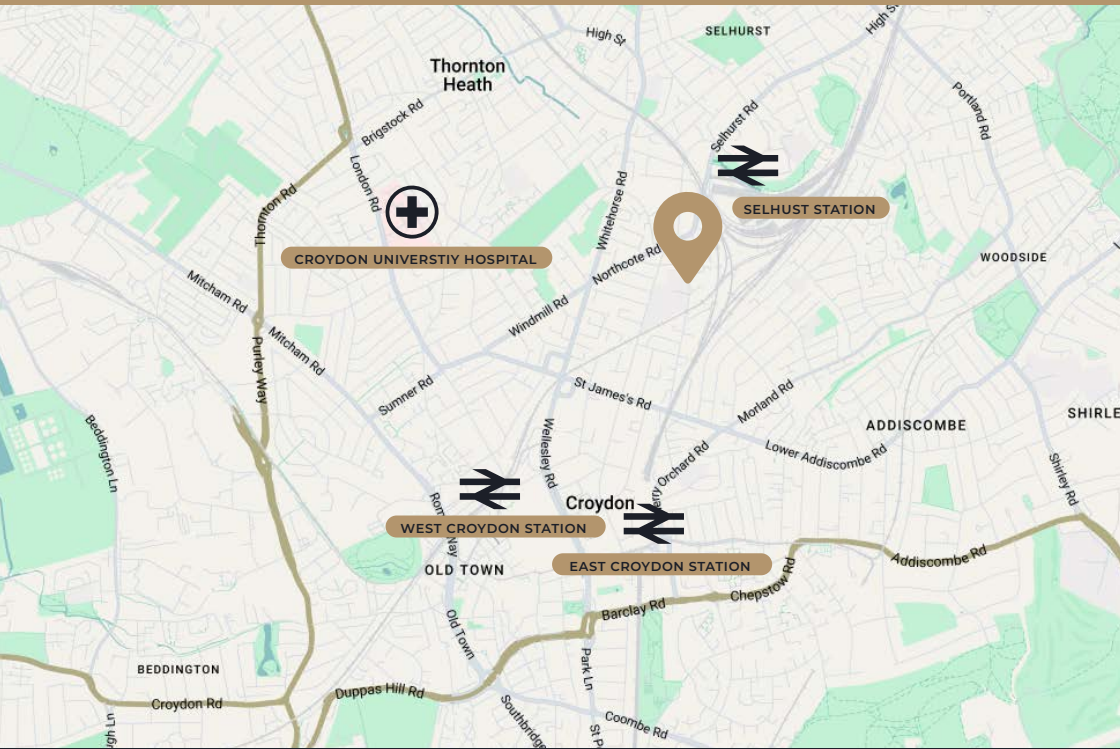
Lambert
Smith
Hampton

SHW

INVESTMENT SUMMARY

- Freehold
- Modern part new build and part extended/converted block consisting of 16 apartments and 3 car parking spaces
- Combination of studios, one -bed and two-bed apartments
- Established Croydon location with access to local retail, leisure and transport amenities, supporting strong private rental demand
- Completed in 2020
- All units have EPC ratings ranging from B to C
- Fully let on assured periodic tenancies, producing a gross income of £249,660 per annum
- **We are instructed to seek offers in the region of £3,800,000 (Three Million Eight Hundred Thousand Pounds) for the Freehold interest, subject to contract and the existing tenancies. A purchase at this level reflects a gross yield of 6.57%**





LOCATION

The property is located in Croydon, a long-established metropolitan centre in South London with strong connectivity across Greater London and the wider South East. Positioned within the London Borough of Croydon, the area benefits from access to Central London, Gatwick Airport and surrounding residential and commercial centres.

Croydon provides a broad range of shops, services and amenities, with the town centre offering extensive retail, leisure and food and beverage provision. Key amenities are focused around North End, Centrale and Whitgift, together with a wider mix of restaurants, cafés, gyms, supermarkets and everyday services.

212–218 Gloucester Road is situated within an established residential area to the north of Croydon town centre, with convenient access to local amenities and the wider transport network. Selhurst Station is approximately an 8-minute walk from the property, while East Croydon and West Croydon stations are both around a 16–18 minute walk away, providing access to Central London and the wider commuter network.



14 MINS
to London
Bridge



30 MINS
to Gatwick
Airport



20 MINS
to Town
Centre

DESCRIPTION

The subject property comprises a residential block providing 16 apartments, arranged as 6 studios, 5 one-bedroom apartments and 5 two-bedroom apartments.

The property is arranged as a terrace-style block fronting Gloucester Road, with accommodation over ground, first and second/roof levels. The building is of traditional masonry construction beneath a pitched tiled roof, with dormer and rooflight accommodation at upper level.

Internally, the apartments provide practical, modern accommodation with fitted kitchens, contemporary bathroom fittings, with wood and carpet flooring throughout. The property also benefits from three rear car parking spaces, dedicated bin storage and ancillary external areas, with each apartment understood to be separately serviced and individually metered.





SIZE	NO. OF UNITS	AVERAGE UNIT SIZE	RENT PCM	RENT PER ANNUM	AVG RENT PCM
Studio	6	37 sq m	£6,590	£79,080	£1,098
1 bedroom	5	48 sq m	£6,465	£77,580	£1,293
2 bedroom	5	66 sq m	£7,750	£93,000	£1,550
TOTAL / AVERAGE	16	50 sq m	£20,805	£249,660	£1,281

TENANCY & TENURE

TENANCY

All 16 apartments are currently let to private tenants on assured periodic tenancy arrangements, producing a current gross income of £249,660 per annum. Individual rents range from £1,050 to £1,650 per calendar month, with an average rent of approximately £1,300 per calendar month.

A detailed breakdown of the per unit passing rents can be found in the Schedule of Accommodation in the Data Room.

TENURE

The property is held under the freehold titles SY217474, SY61630, SGL528603.

PROPOSAL

We are instructed to seek offers in the region of £3,800,000 (Three Million Eight Hundred Thousand Pounds) for the Freehold interest, subject to contract and the existing tenancies. A purchase at this level reflects a gross yield of 6.57%

EPC

The property benefits from EPC ratings ranging from B to C across the accommodation, comprising one apartment rated B and 15 apartments rated C.

Copies of all EPC certificates are available to view and download from the data room.

METHOD OF SALE

The subject is for sale by way of Private Treaty; however, we reserve the right to conclude the marketing process by way of an Informal Tender process.

AML

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

DATA ROOM

A full suite of documents are available to view and download from the data room via the link: [HERE](#)

New users must register an account to access LSH Data Rooms.

INSPECTION & FURTHER INFORMATION

The property may be inspected by prior appointment only via the vendor's joint agents, Lambert Smith Hampton and SHW.

© Lambert Smith Hampton. Detail of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Date - June 2026

CONTACT

DAVID FISHER

07377 773 581

DFisher@lsh.co.uk

ETHAN HUGHES MRICS

07709 502 174

EHughes@lsh.co.uk

CHARLIE HARWOOD MRICS

07707 175 858

CHarwood@lsh.co.uk

RICHARD PLANT MRICS

07850 584 240

RPlant@shw.co.uk

**Lambert
Smith
Hampton**

SHW