



MAKING
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FOR SALE

PORTFOLIO OF 7 INCOME PRODUCING LONG LEASEHOLD APARTMENTS
SAFFRON SQUARE, WELLESLEY ROAD, CROYDON, CR0 2FT

DESCRIPTION

The portfolio comprises 7x self-contained apartments located in Croydon's Saffron Square development, built by Berkeley Homes across two phases which completed in 2013 and 2016.

The apartments are located in different areas of the development, including Waterhouse Apartments, Tennyson Apartments and Pinnacle Apartments.

Resident amenities include landscaped roof top gardens, 24 hour concierge and residents' gym.

LOCATION

The iconic Saffron Square development in Croydon is located at the northern end of Croydon Town Centre on Wellesley Road.

The property benefits from excellent public transport connectivity, with East Croydon Station 0.4 miles away and West Croydon Railway Station located 0.2 miles from the property; providing services to Brighton, Gatwick Airport, London Bridge, London Victoria and St Pancras International, and Sutton, London Bridge, London Victoria and Windrush Line services to Highbury & Islington, respectively.

DATA ROOM

Further information, including title documentation and associated lease documents can be found in the Data Room, by using the following link:

[DATA ROOM](#)

TENURE

The properties are held in long leasehold interests.

EPC

EPCs are available in the Data Room.

VAT

We understand that the property is not elected for VAT.

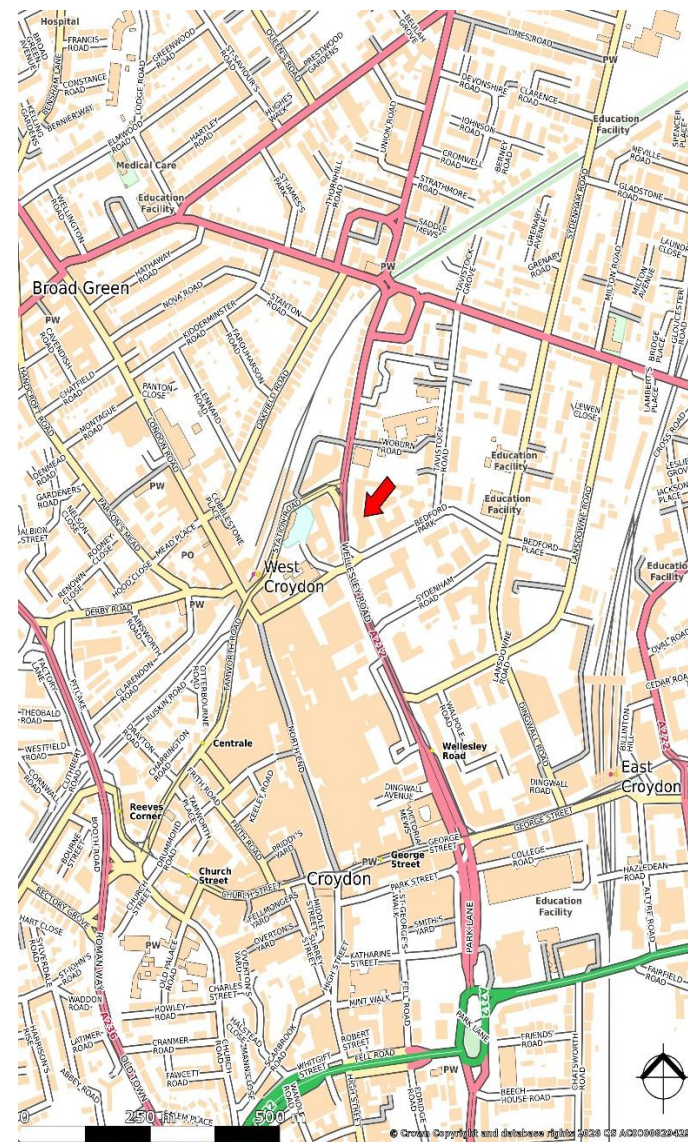
ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, the buyer will be required to follow our Anti-Money Laundering process.

GUIDE PRICE

Offers are invited in excess of **£1,250,000** for the long leasehold interests, subject to the existing tenancies.

A purchase at £1,250,000 reflects a gross yield of 10.75%.



VIEWINGS – 020 8662 2700

Alex Thomson

t: 07780 113019

e: athomson@shw.co.uk

Richard Plant

t: 07850 584240

e: rplant@shw.co.uk



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TENANCY SCHEDULE

All 7 apartments are currently let to private tenants on assured periodic tenancy arrangements, producing a current gross income of £134,400 per annum.

Individual rents range from £1,400 to £1,875 per calendar month.

Flat	Block	Beds	Gross Internal Area		Tenancies	Current Passing Rent		Service Charge & Ground Rent	Net Income PA	EPC
			Sq M	Sq Ft		PCM	PA			
Flat 20	Waterhouse	1	43.10	464	22/08/26	£1,450	£17,400	£4,006	£13,394	C
Flat 44	Waterhouse	2	70.80	762	28/03/26	£1,750	£21,000	£6,521	£14,479	C
Flat 51	Waterhouse	2	65.80	708	20/09/25	£1,850	£22,200	£6,085	£16,115	C
Flat 24	Tennyson	1	41.20	443	26/03/26	£1,450	£17,400	£3,785	£13,615	C
Flat 62	Tennyson	1	41.20	443	07/04/26	£1,425	£17,100	£3,785	£13,315	B
Flat 153	Tennyson	1	39.70	427	20/06/26	£1,400	£16,800	£3,656	£13,144	C
Flat 361	Pinnacle	2	76.90	827	29/08/26	£1,875	£22,500	£6,857	£15,643	B
						£11,200	£134,400	£34,695	£99,705	

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