

FOLKLANDS



SELSDON ROAD, SOUTH CROYDON

GUIDE PRICE £550,000













Ye Market, South Croydon, CR2 6PW
Approximate Gross Internal Area = 201.41 sq m / 2168 sq ft

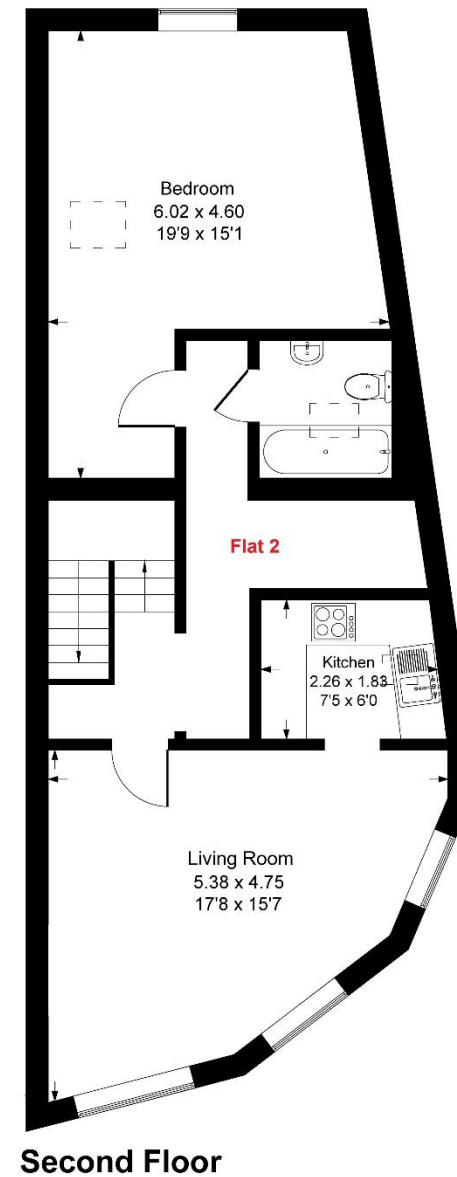
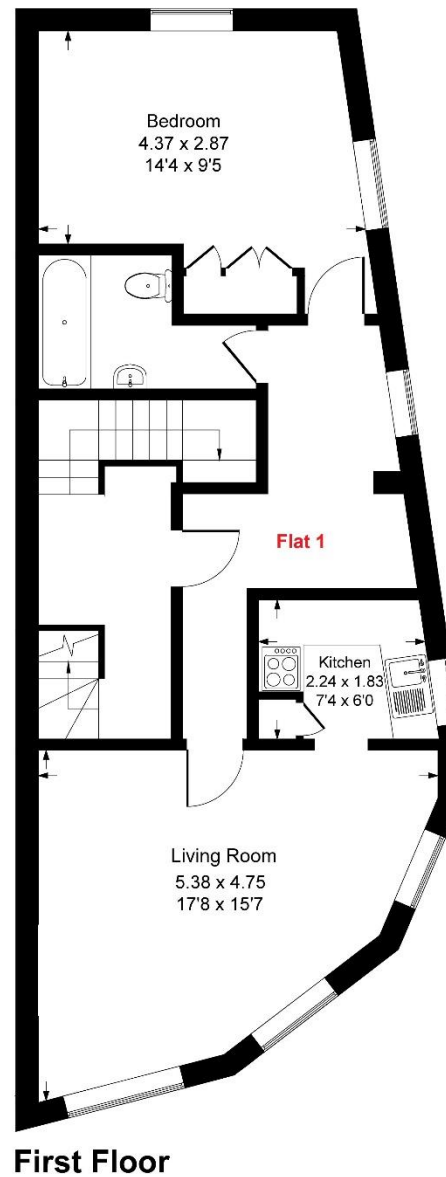
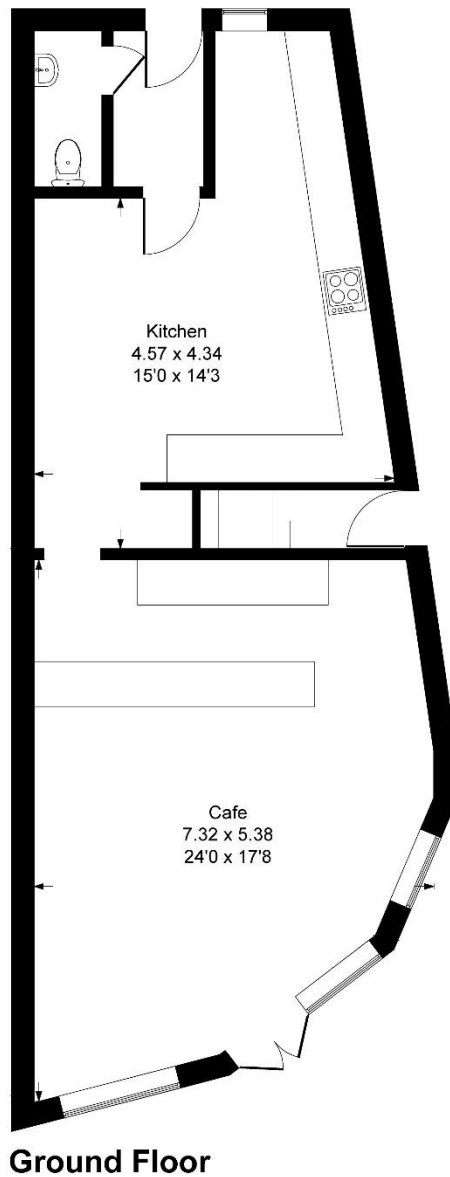
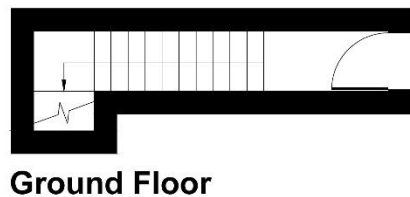


Illustration for identification purpose only, measurements approximate, and not to scale.

- ❖ THREE STOREY FREEHOLD BUILDING
- ❖ SHOP AND 2 X ONE BEDROOM FLATS
- ❖ ONE PARKING SPACE TO THE REAR
- ❖ 0.1 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ VIBRANT HIGH STREET LOCATION
- ❖ EXCELLENT INVESTMENT
- ❖ FIRST FLOOR FLAT - EPC EER D
- ❖ SECOND FLOOR FLAT - EPC EER C



**** Full Freehold Building ** Shop and 2 Vacant One Bedroom Flats ** Investment **** A three storey freehold building comprising a shop, 2 vacant one-bedroom flats and a parking space to the rear.

This characterful property is situated on a favourable corner position, on a vibrant high street just moments from South Croydon train station.

In total the building offers 201SQM of floor space. The ground floor shop is currently rented for £10,000pa with a renewal date of 01.11.2027. Once renovated, the flats would be expected to rent for circa £1,300pcm each. An early appointment to view is highly recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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