

London CR0 - 39 Bellfield, Pixton Way, Forestdale, Croydon CR0 9JW  
Leasehold Residential Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



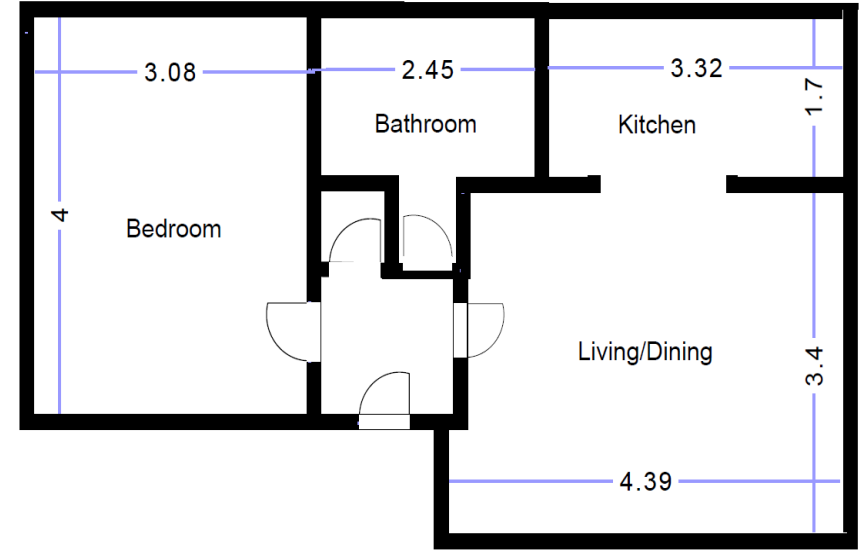
# London CR0 - 39 Bellfield, Pixton Way, Forestdale, Croydon CR0 9JW

## Leasehold Residential Investment



### Investment Consideration:

- Purchase Price: £205,000
- Gross Initial Yield: 7.02%
- Rental Income: £14,400 p.a.
- VAT is NOT applicable to this property
- Comprises 1-bedroom second floor flat with one garage
- Double glazing and communal entrance with entry phone system
- Nearby occupiers within 10 min walk include Sainsbury`s, Aldi, KFC and more.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 39 (Second Floor)	Residential Flat: 43 sq m (458 sq ft) Living/Dining, Kitchen, 1 Bedroom, Bathroom	Individual	12 Months from 23 March 2024	£14,400	Note 1: AST Note 2: Deposit held of £1,384
<b>Total</b>				<b>£14,400</b>	



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### Property Description:

Comprises 1-bedroom flat at second floor.  
The property has a double glazing and  
benefits from 1 garage, providing the  
following accommodation and dimensions:

Second Floor: 43 sq m (458 sq ft)

Living/Dining, Kitchen, 1 Bedroom, Bathroom



### Tenancy:

The property is at present let on AST to an Individual for a term of 12 Months from 23<sup>rd</sup> March 2024 at a current rent of £14,400 p.a. Deposit held of £1,384.

### Tenure:

Lond Leasehold. Held for a term of 110 years from 29<sup>th</sup> September 2001 at a ground rent of £125 p.a. and a Service charge of £1,312 p.a.

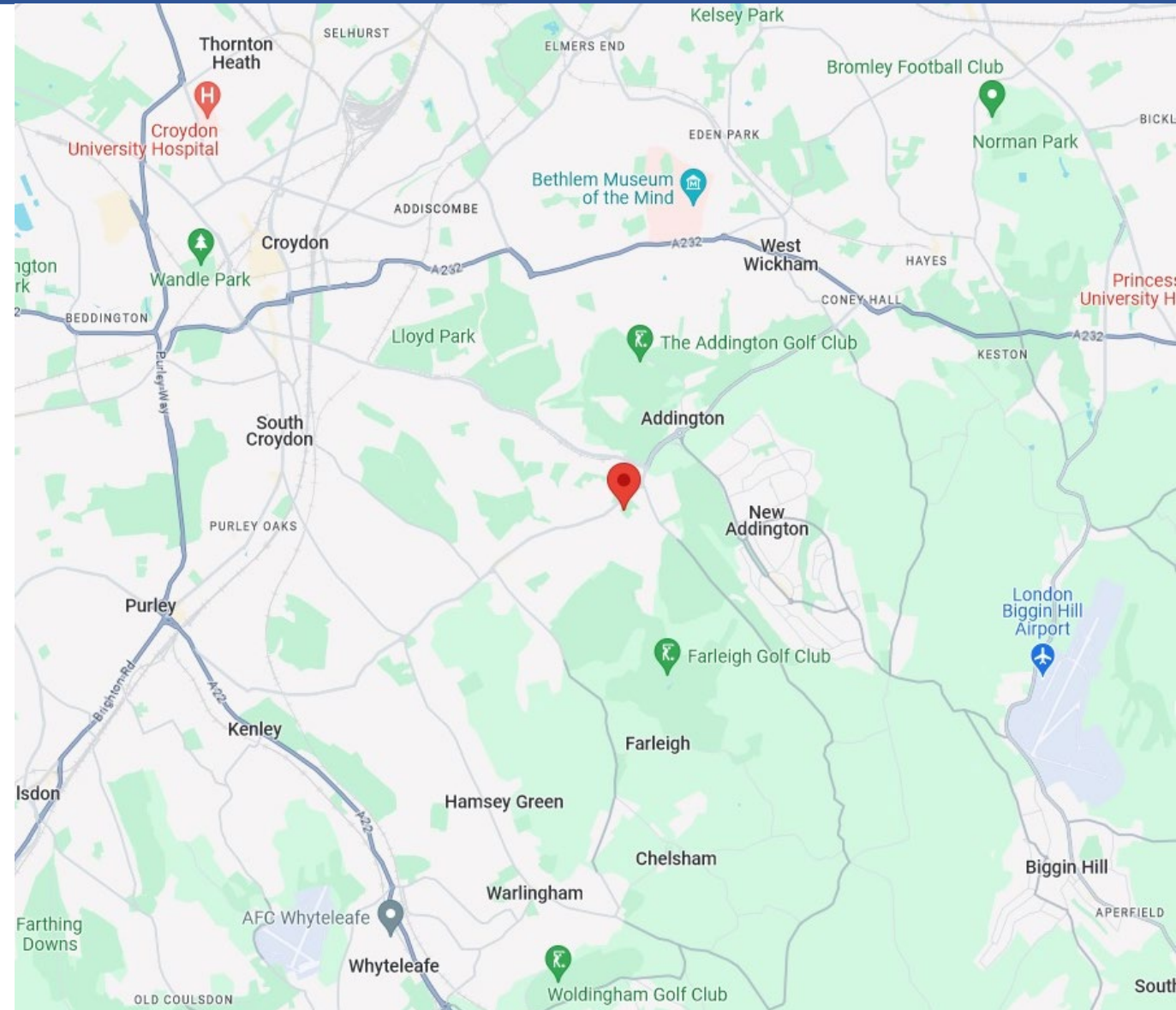
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### Location:

Forestdale is a residential neighbourhood of southeast London in the London Borough of Croydon. The property is situated in a quiet cul-de-sac location within walking distance of the local shopping parades in Selsdon Road and bus routes into central Croydon. Nearby occupiers within 10 min walk include Sainsbury's, Aldi, KFC and more.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY CONSULTANTS

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