

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



**BLUE ALPINE**

PROPERTY CONSULTANTS



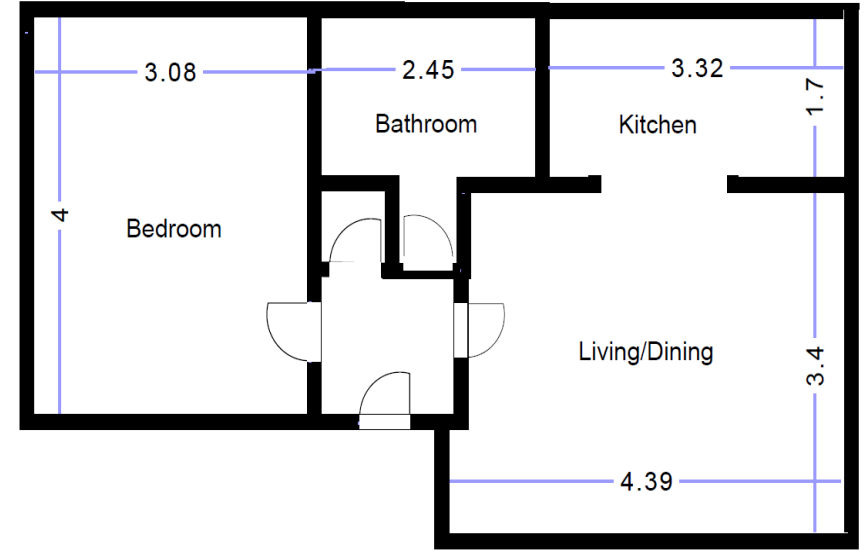
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## Leasehold Residential Investment



### Investment Consideration:

- Purchase Price: £190,000
- Gross Initial Yield: 7.58%
- 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:

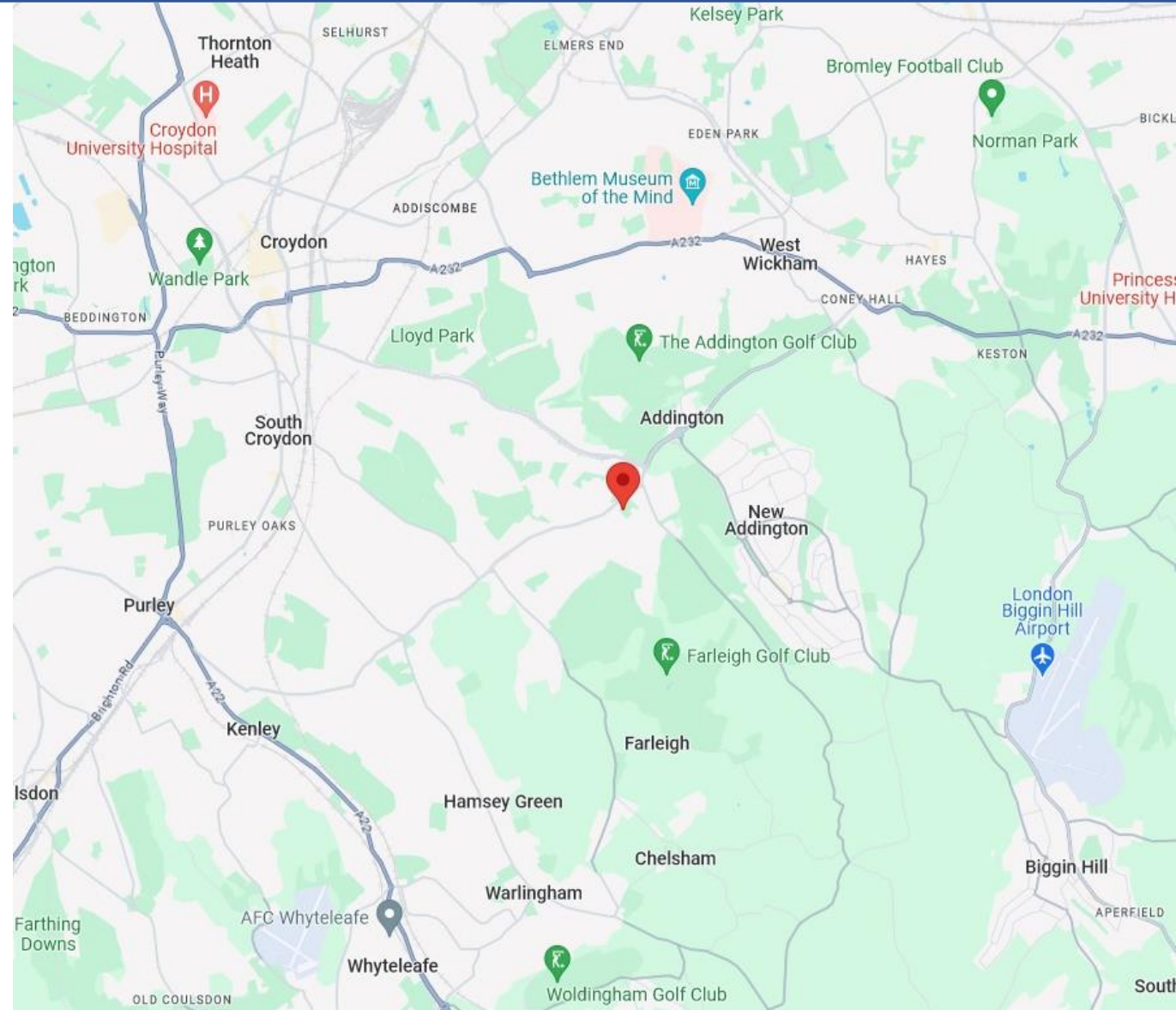
Lond Leasehold. Held for a term of 110 years from 29<sup>th</sup> September 2001 at a ground rent of £125 p.a. and a Service charge of £1,312 p.a.

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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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