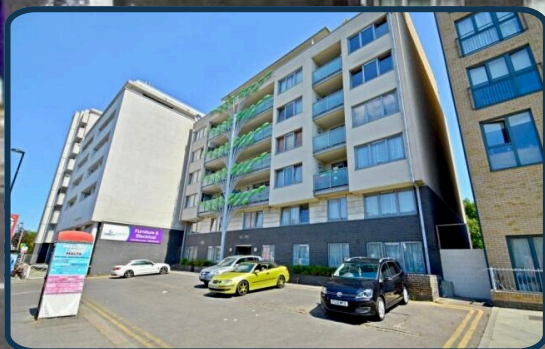


- Two bedroom apartment
- Leasehold 110 years (125 years from 25 February 2011)
- Biannual service and ground rent charge of approximately £2,500
- Approximate extent of 721 SQFT
- Mid-floor apartment with a balcony
- Croydon, London: 1.3 miles to East Croydon Rail Station, 0.6 miles to West Croydon Rail Station
- Ideal for investors
- Auction Friday 28 November 2025



Register to bid

Auction guide £180,000

Lot 128 - Flat 14, 386 London Road, Croydon, London, CR0 2SU

A vacant, leasehold, two-bedroom, mid-floor apartment with an approximate extent of 721 SQFT, located in Croydon. Ideal for investors. (Title number: SGL722052)

FOR SALE BY AUCTION: To be sold by public auction on the owner's instructions. A vacant, leasehold (110 years), mid-floor, two-bedroom apartment with a balcony and an approximate extent of 721 SQFT. Located in Croydon, London and ideal for investors. Leasehold tenure of 126 years from 25 February 2011 with a biannual service and ground rent charge of approximately £2,500. To be sold via online bidding on Friday, 28 November 2025.

Auctioneer's comments: 'An ideal investment located in a dense area of London which would be very easy to let and cash flow.'

Auction date

The property is to be sold by public auction on Friday, 28 November 2025, via a 2-hour online bidding window.

To view

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 60 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

Description

Two bedrooms, Mid-floor, 721 SQFT, vacant, leasehold, balcony

Location

Croydon, London, 1.3 miles to East Croydon Rail Station, 0.6 miles to West Croydon Rail Station

Accommodation

Mid-floor: two bedrooms, bathroom

Outside:

Balcony

EPC rating

B

**Tenure**

Leasehold with vacant possession

125 years from 25 February 2011

Approximate biannual service and ground rent charge of £2,500

Local authority and council tax band

London Borough of Croydon

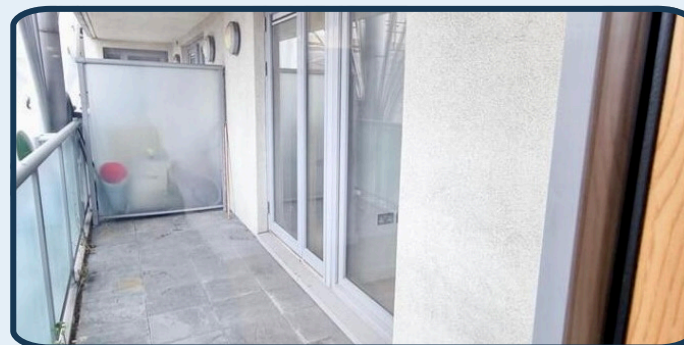
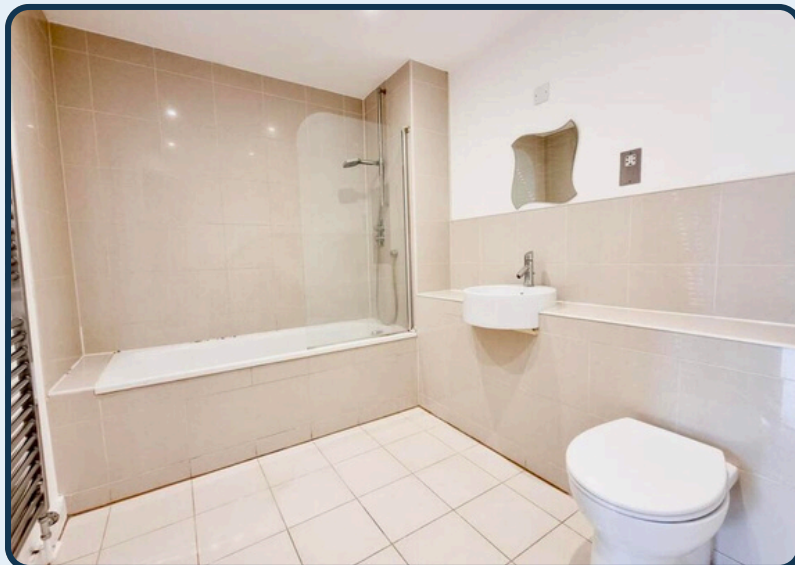
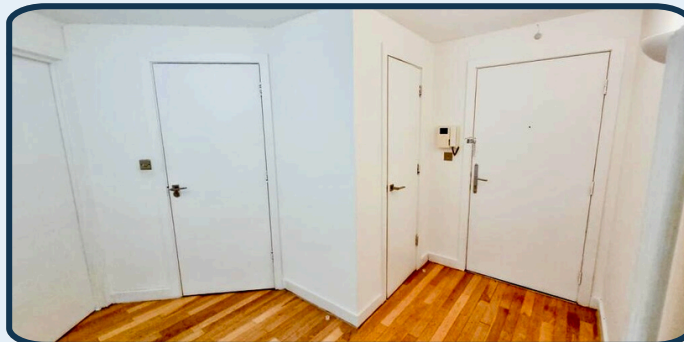
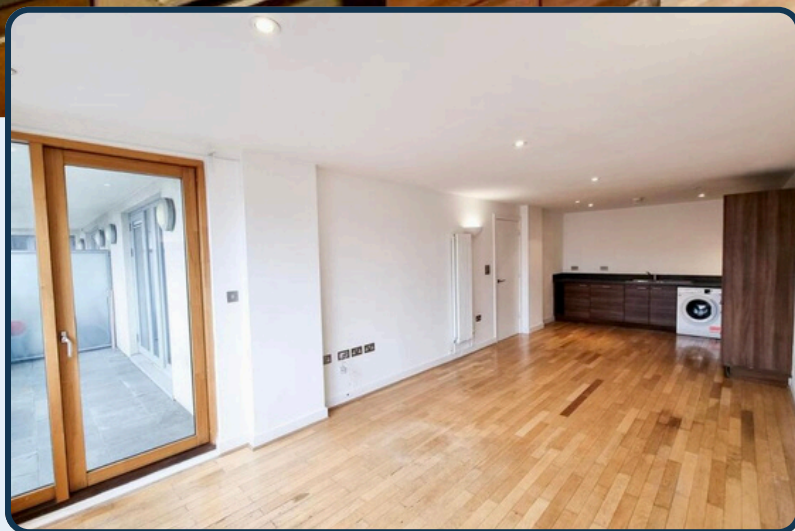
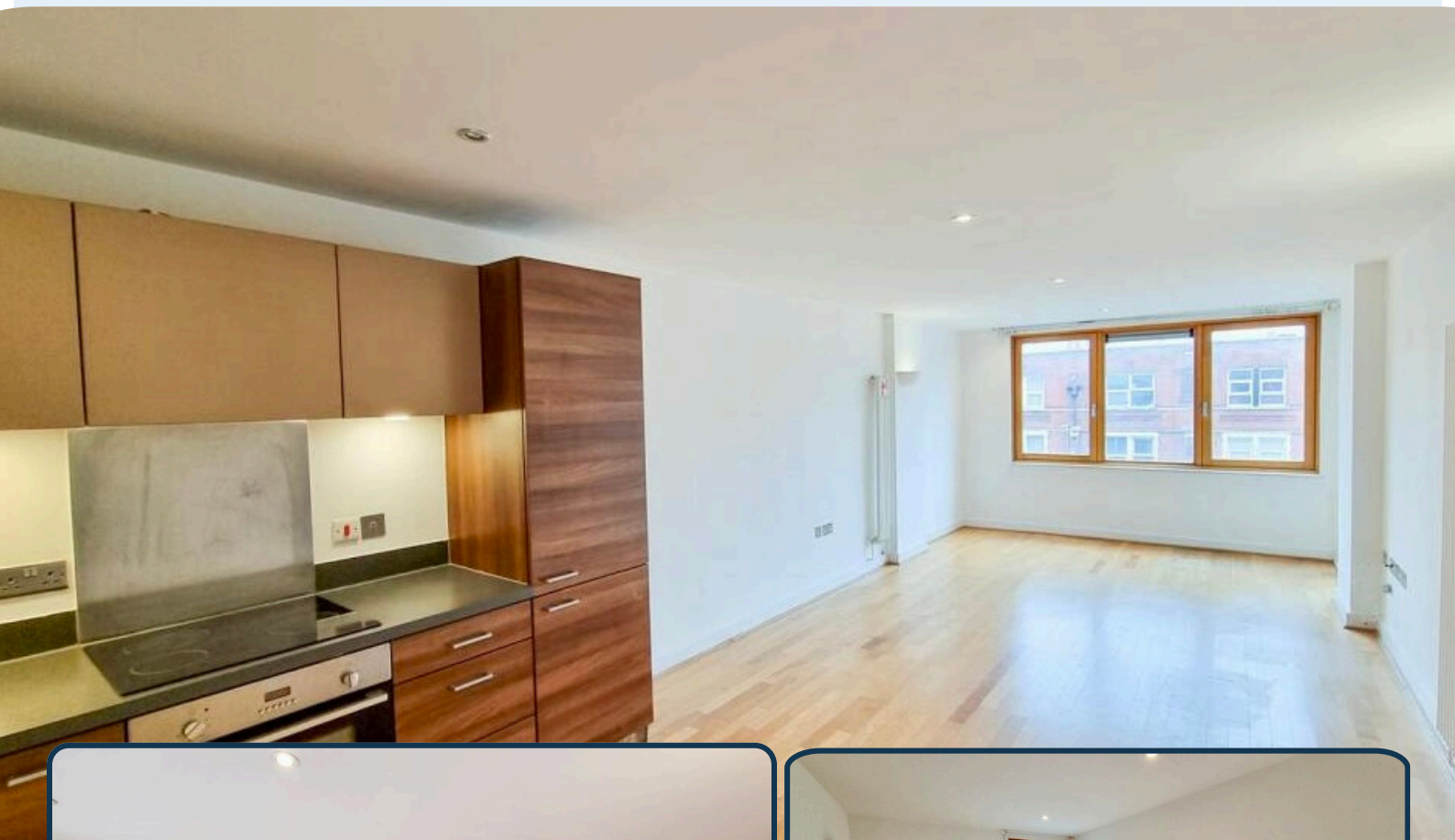
Council tax band: D

Pre-auction bids

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

Auction fees

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2.5% plus VAT (min. fee of £2,100.00 plus VAT) of the purchase price and auction buying fee of £1,900.00 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.



Lot 128 - Flat 14, 386 London Road, Croydon, London, CR0 2SU

Approx. extent of 721 SQFT

Mid-Floor Flat