



**41/43 Outram Road**

Croydon, CR0 6XG

## **South London Freehold Unbroken Residential Block**

**4,606 sq ft**  
(427.91 sq m)

- 8 one-bed flats totalling 4,606 sq ft
- Highly reversionary passing rent of £91,200 pa
- 4 parking spaces to the front of the property
- Located 0.8 miles from East Croydon station
- Freehold

Summary

Available Size	4,606 sq ft
Price	£2,000,000
EPC Rating	Property graded as D-E

Description

The property comprises a four storey detached building, separated into 8 self-contained one bedroom flats. There are two separate communal entrance halls into either side of the building, with two flats per floor. There is an area of hardstanding to the front providing space to park approximately four vehicles, with a shared communal garden to the rear.

Location

The property is located to the east of Croydon, within the Addiscombe area. It occupies a prominent position on Outram Road which is a principally residential road. There are a number of local amenities in the vicinity, whilst Sandilands Tram Stop is within close proximity, with East Croydon railway station within 0.8 miles providing direct access into central London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 41a Outram Road	635	58.99
Unit - 41b Outram Road	538	49.98
Unit - 41c Outram Road	517	48.03
Unit - 41e Outram Road	484	44.97
Unit - 43a Outram Road	635	58.99
Unit - 43b Outram Road	613	56.95
Unit - 43c Outram Road	592	55
Unit - 43e Outram Road	592	55
Total	4,606	427.91

Terms

The property is held freehold under title reference numbers SY51401 and SY58571. The flats are being occupied under Assured Shorthold Tenancy agreements for a total rent of £91,200 per annum, which we understand is well below market rent.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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