



6 Ledbury Road, Croydon, CR0 1EP

Freehold HMO building with potential for sale



| Accommodation Schedule | | | | | |
|------------------------|----------------------------------|--------|-------------|------------|---------------|
| Unit | Type | Floor | Size (sqft) | Rent (pcm) | Expiry |
| 1 | HMO | Ground | 196 | Vacant | n/a |
| 2 | HMO (separate bedroom & kitchen) | Ground | 396 | Vacant | n/a |
| 3 | HMO (separate bedroom & kitchen) | First | 329 | £640 | October 2024 |
| 4 | HMO (separate bedroom & kitchen) | Second | 400 | £450 | November 2024 |

- Freehold HMO with potential for sale
- 1,780sqft plus a large garden
- Suitable for rear extension
- Potential for additional rooms or conversion into flats (stpp)
- Vacant possession can be achieved by November 2024
- Guide price £575,000 F/H

Description

An attractive opportunity to acquire a semi-detached 1,780sqft property 0.3miles from South Croydon Railway Station.

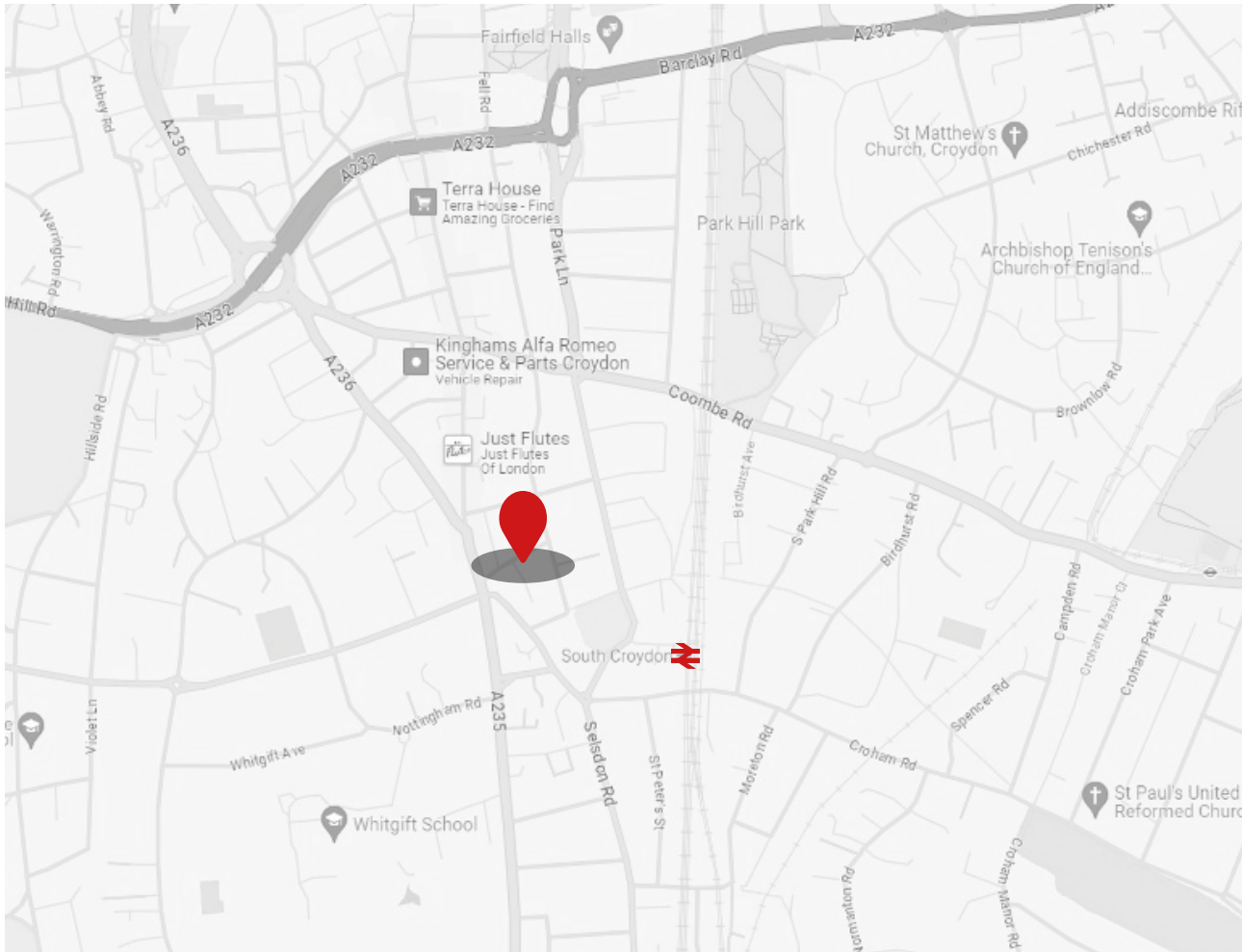
Currently arranged as a licenced 7 person HMO, investors will be drawn to the potential for immediate income and active management angles. For developers there appears opportunity to re-configure and extend the existing building to create self-contained units, or additional HMO rooms (subject to planning permission). The property would lend itself well to be converted back into a 4-5-bedroom family home.

The neighbouring property 7 Ledbury Road has a large rear extension and planning permission for a single dwelling in the garden.

The ground floor is currently vacant and requires refurbishment, the HMO rooms on the first and second floors are let on ASTs until November 2024, at which point vacant possession can be achieved.

Location

The site is located within a residential area just 0.3miles from South Croydon Railway Station. The southern line runs through this station and provides a frequent service to East Croydon, London Bridge and London Victoria. In terms of local amenities, South Croydon boasts a range of national retailers, popular restaurants, cafes and public houses, whilst Croydon Town Centre is just over 1 mile away. Croydon's town centre is undergoing significant regeneration with numerous mixed-use developments under construction which will inevitably lead to attracting more business and leisure to the area.



HMO 2 - vacant



Shared bathroom

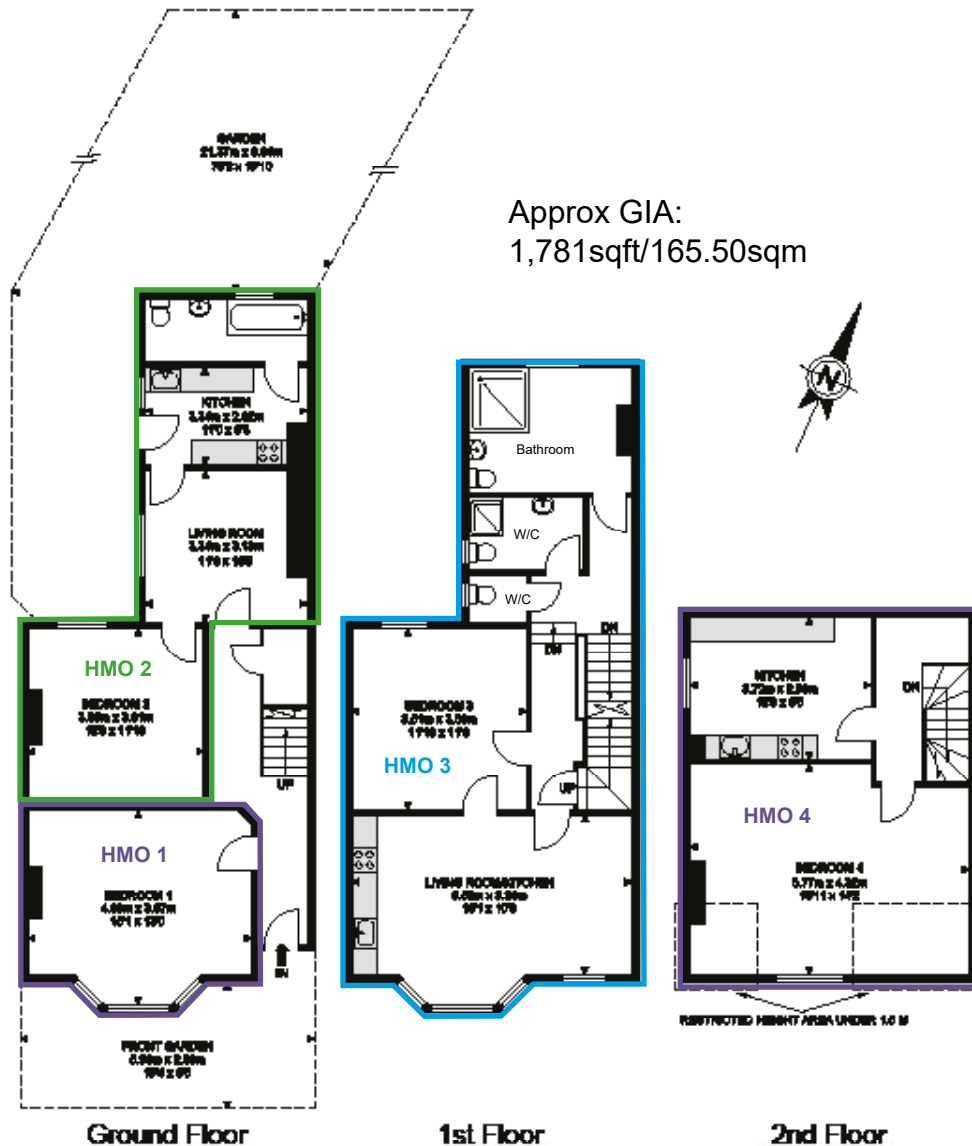


HMO 3 - let



Rear garden





Planning

The property is a fully licenced 7 person HMO, copies of the licence can be provided upon further request.

Tenancies

Two of the HMO rooms are occupied at a passing rent of £450pcm & £640pcm. They are both subject to assured shorthold tenancies which expire in November 2024.

Terms


Offers in the region of £570,000 are invited for the freehold interest, subject to the existing ASTs. We understand VAT is not applicable.

Further Information

Copies of the HMO license, ASTs, Floorplans, EPC and internal images are available upon request.

Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



Contact

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