



10 WARHAM ROAD, SOUTH CROYDON CR2 6LA
LICENSED 12-PERSON HMO IN SOUTH CROYDON



- Attractive Edwardian Building.
- Fully licensed 12-person HMO.
- c.2476sqft (c.230sqm) of Internal Floor Space GIA.
- 6x HMO rooms with kitchenettes (potential to convert & remodel).
- Current income is £78,300pa (bills included) & ERV is c.£65,000 (bills not included)
- South Croydon Station 0.3 miles away.
- Offers in Excess of £699,995.

Description

A sought-after fully licenced 12-person HMO which is currently fully let at £78,300 (bills included), which has 6x rooms with fully fitted kitchenettes and shared shower/utility rooms. The building's layout itself has the potential to convert and remodel to maximise the income, which would enable the ERV on the rent to possibly increase to c.£75,000pa (bills not included and STPP) and c.£65,000pa (bills not included) with its current layout. The building itself is in good condition, with the internal floor area sized at c.2476sqft (c.230sqm) GIA with further potential to extend into the loft space to add a further HMO room (subject to planning consent). The property is being sold as seen with its existing income, however, if you refer to the schedule of accommodation, you will see the full breakdown of income, including when the renewal/eviction date is per tenancy, and within the data-room, we have included the utility bills so you can see what the net income is on the bill contributions.

Location

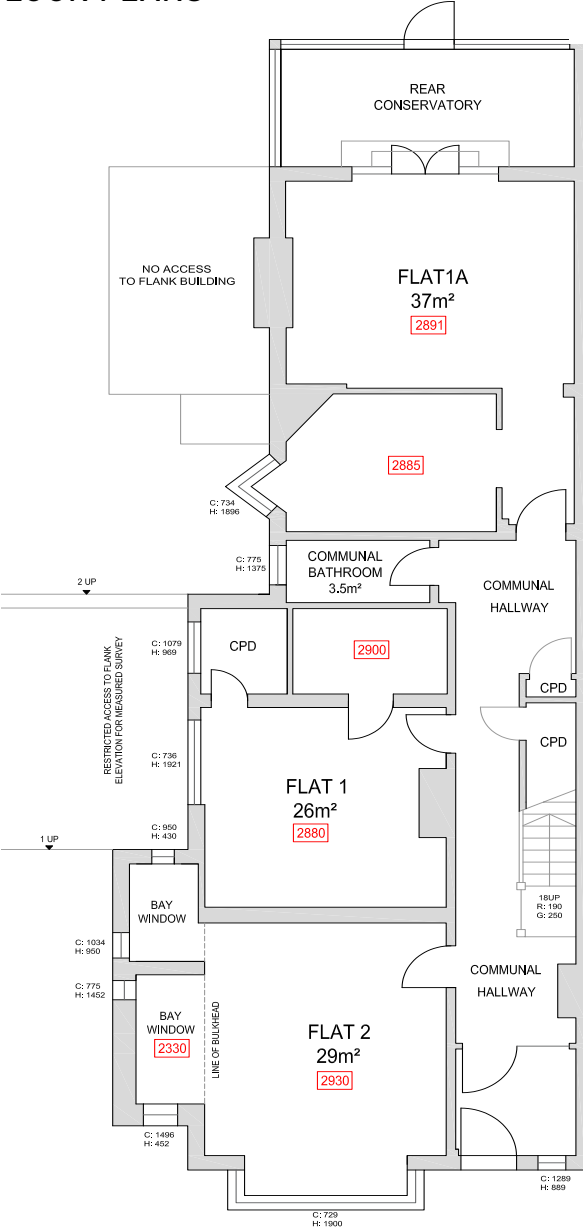
Situated within South Croydon, just off Brighton Road, a well-known road that connects you to Croydon Town Centre, this investment building is located within a popular area for HMO/studio lets. Brighton Road has a wide selection of local retailers and franchise retail stores, with more national retailers within Croydon town centre. South Croydon station provides services to London Bridge, Bedford, Caterham, and Three Bridges via Redhill.

SCHEDULE OF ACCOMMODATION (including breakdown of bills included)

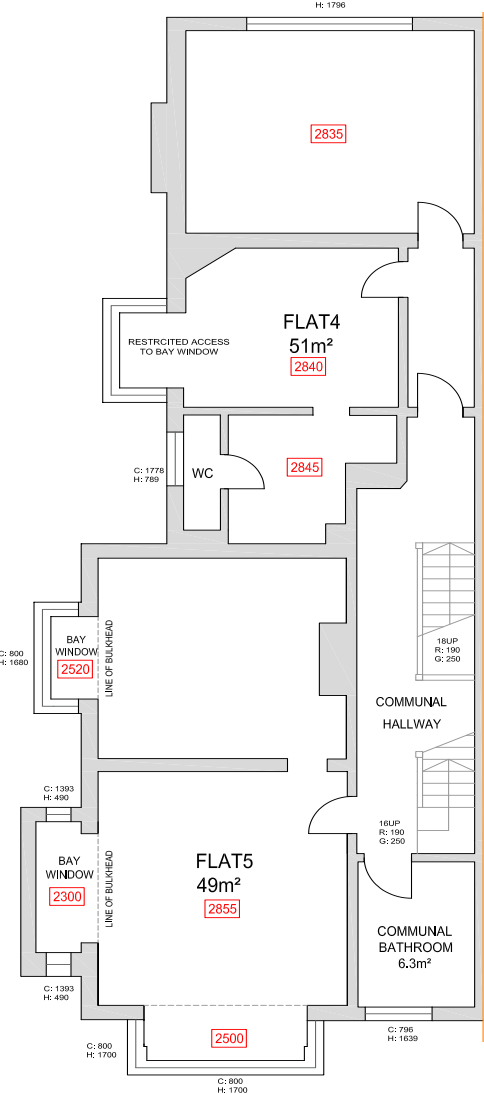
Unit	Eviction/Renewal Date	Current Rent (pcm)	Current Rent (pa)	Electric (pcm)	Water (pcm)	Council Tax (pcm)	ERV Rent (pcm)	ERV Rent (pa)
1	05/04/2026	£800	£9,600	£250	£46	£57	£900	£10,800
2	08/05/2026	£720	£8,640	£250	£22	£55	£900	£10,800
3	01/11/2025	£665	£7,980	£200	£23	£53	£1,000	£12,000
4	01/11/2025	£980	£11,760	£333	£35	£72	£900	£10,800
5	15/02/2026	£720	£8,640	£250	£23	£57	£850	£10,200
6	01/03/2026	£620	£7,440	£200	£42	£53	£850	£10,200
Total	-	£4,505	£54,060	£1,483	£191	£347	£5,400	£64,800



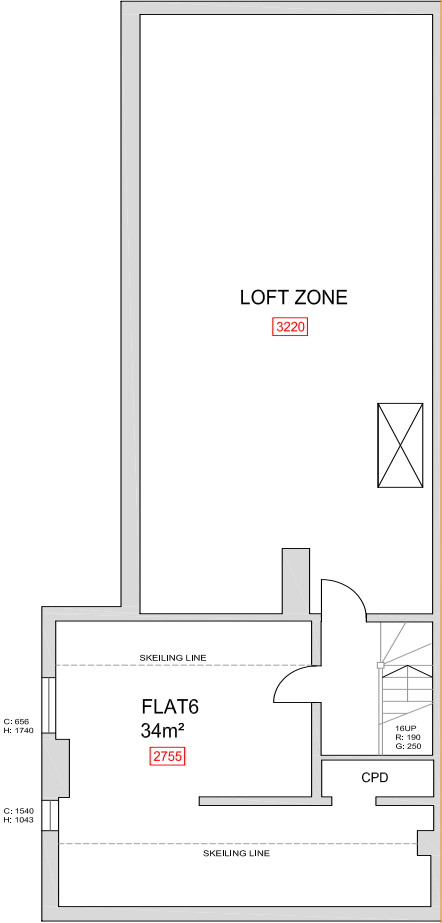
EXISTING FLOOR PLANS



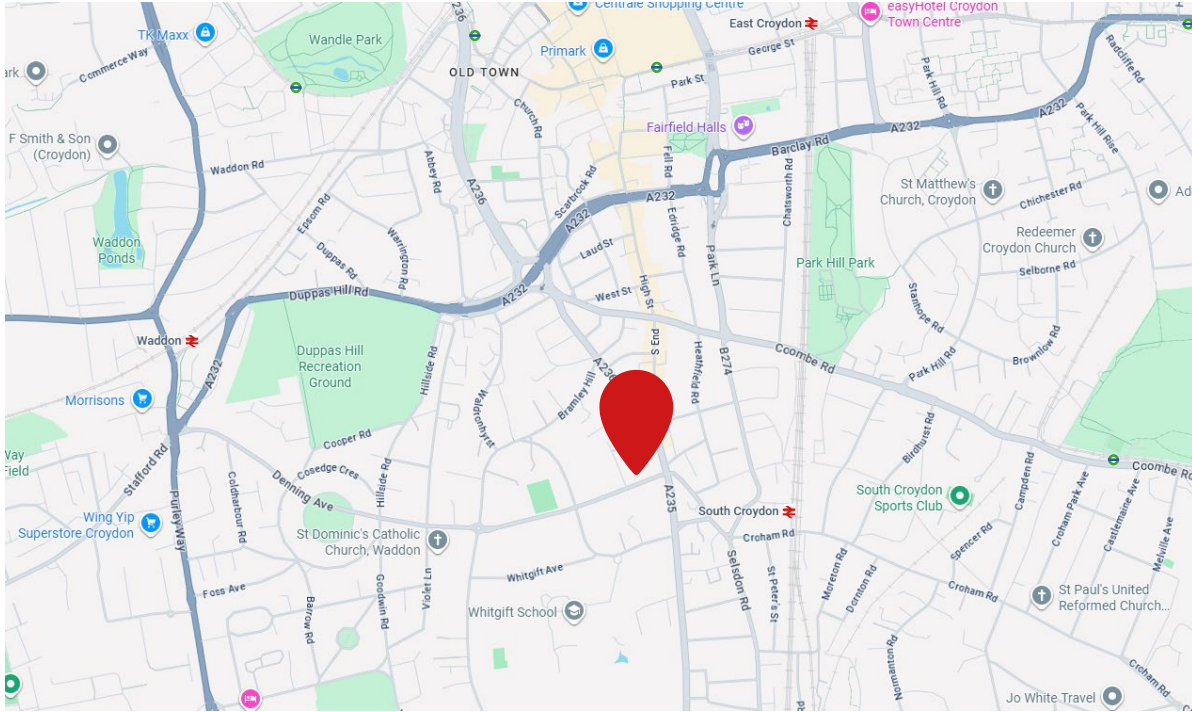
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Further Information


Price	Offers in Excess of £699,995 for the freehold interest.
VAT	We understand that VAT is not chargeable on this property.
Title Number	SY43350.
Other	Further information including copies of the EPC's, AST's, Title Plan, Register & copy of HMO Licence are available to view here .
Viewings	All viewings are strictly prior appointment with Acorn Commercial, Investment and Development division.

Contact



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Scan the QR code or click here to view the dataroom for this property.

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