

On the instructions of the
Joint Fixed Charge Receivers



**Online
Auction**

Thursday 10th September 2026



236A London Road,
Croydon, Surrey, CR0 2TF

SW

Sanderson
Weatherall

Leasehold first floor self-contained flat - Occupied on unknown terms.

- Guide Price: £95,000 +
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- ▶ On the instructions of the Joint Fixed Charge Receivers
- ▶ Leasehold first floor self-contained flat
- ▶ Lease plan shows originally arranged as two bedrooms, reception room, kitchen, bathroom/WC – current configuration unknown.
- ▶ Close to transport facilities and shopping amenities
- ▶ Occupied on unknown terms



Location

Situated on the London Road, between the junctions of Hathaway Road and Nova Road. Public transport includes West Croydon railway (Southern network), Overground (Windrush line) and Tram stations. Shopping amenities are along London Road as well as the many shops, bars and restaurants within the Whitgift and Centrale Shopping Centres. Recreation facilities can be found at the nearby Wandle Park.

Description

The property comprises first floor flat with front door access on to London Road, forming part of a three storey mixed use building.

Accommodation

The auctioneers have not been provided with access to internally inspect the property and the current configuration cannot be confirmed. We understand from the original lease plan that the accommodation was configured as follows:

Two bedrooms, reception room, kitchen, bathroom/WC

Note

We understand that the property maybe occupied under unknown terms, the receivers have not been provided with a copy tenancy agreement or any other document to confirm the terms under which the property is being occupied.

Interested parties will need to make their own further enquires. If we are provided with any further information this will be uploaded to the legal pack.

Lease

Held on a lease for a term of 125 years from 25/3/1982 at an initial ground rent of £45 per annum (rising to £90 in 2024 and subsequently rising again in 2066)



Guide Price

£95,000 +

Tenure

Leasehold

EPC

To be advised

Council Tax

Band C

VAT

VAT is not applicable to this lot

Sanderson
Weatherall**Legal documentation**

Interested parties should read the legal pack for further information at www.swpropertyauctions.co.uk to download the pack.

Contact: 020 7851 2100Website: www.swpropertyauctions.co.uk**Seller's Solicitor**

Irwin Mitchell Solicitors

Sean Bray | 0113 2186425 | sean.bray@irwinmitchell.com**Dominic Smith MNAVA****Tel: 07770 754424****Email: dominic.smith@sw.co.uk****sw.co.uk**

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Dated - 12/08/2026