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**FOR SALE**

**FREEHOLD HMO INVESTMENT / RESIDENTIAL DWELLING (STPP)  
20 BEECH HOUSE ROAD, CROYDON CR0 1JP**

## DESCRIPTION

The property comprises a semi-detached building over basement, ground and first floors which is currently arranged as a six-bedroom House of Multiple Occupancy (HMO). The property currently comprises two communal shower rooms on the first floor, an additional WC on the ground floor and communal kitchen facilities.

The property is let to London Borough of Croydon, with income of £52,920 per annum. After accounting for the landlord's responsibility for utilities and Council Tax, the net annual income is £43,920.

The property could lend itself to conversion back into one residential dwelling - benefitting from two large reception rooms, a large kitchen, four bedrooms and an upstairs study. Externally, there is a private driveway for one car and a south-facing garden with rear patio. The roof was renovated in 2015, with a skylight installed and the loft fully insulated and boarded.

## LOCATION

The property is located on Beech House Road, Croydon.

East Croydon Railway Station is located 0.5 miles north of the property, providing services to Brighton, Gatwick Airport and London Terminals. East Croydon Tram Stop provides services to Wimbledon, Beckenham Junction, Elmers End and New Addington. The property has a Public Transport Access Level (PTAL) rating of 5.

The property is located within Chatsworth Road Conservation Area.

ACCOMMODATION	SQ M	SQ FT
Basement Floor	16	170
Ground Floor	84	901
First Floor	79	848
<b>TOTAL</b>	<b>178</b>	<b>1,919</b>

*Approximate Gross Internal Areas*

## TENURE

The interest in the property is freehold, held under Title Number, SY59945.

## PLANNING & HMO LICENCE

The existing HMO licence expires August 2030 providing for 6 persons to live at the property.

There may be potential to convert the property into a single dwelling or self-contained flats subject to obtaining the relevant consents.

## EPC

The property has an EPC Rating D.

## DATA ROOM

Further information including title documents, leases and planning documents can be found – [Click Here](#)

## ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, the buyer will be required to follow our Anti-Money Laundering process.

## VAT

The property is not elected for VAT.

## PROPOSAL

Offers are invited in excess of £780,000 for the freehold interest.

## VIEWINGS – 020 8662 2700

**Matt Morris**

t: 07894 692426

e: mmorris@shw.co.uk

**Richard Plant**

t: 07850 584240

e: rplant@shw.co.uk

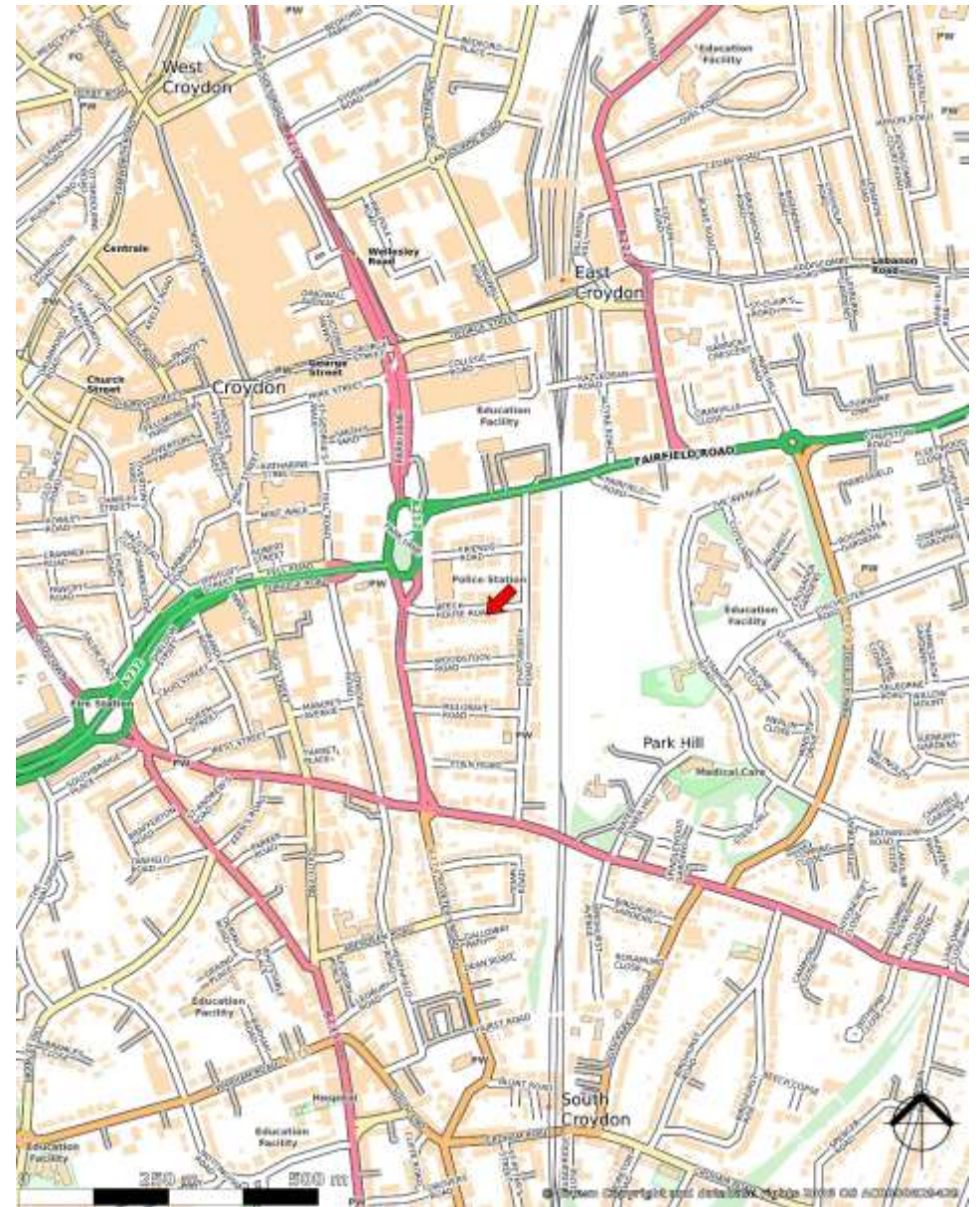


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