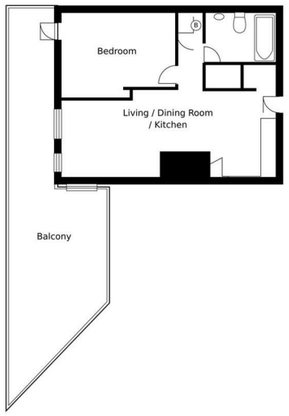
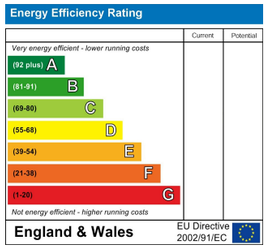
Auction House
NORTHANTS
BEDS & BUCKS

Fifth Floor



For illustration purposes only. Not to scale.

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Auction House
NORTHANTS
BEDS & BUCKS

Flat 80, Green Dragon House 64-70 High Street, Croydon, CR0 1FT



For auction Auction Guide £90,000

** FOR SALE BY LIVESTREAM AUCTION THURSDAY NOVEMBER 12TH AT 11AM **
GUIDE PRICE: £90,000-£110,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT THE OFFICE TO ARRANGE

A stylish one-bedroom penthouse apartment occupying a prime corner position within the popular Green Dragon House development in central Croydon. Extending to approximately 600 sq ft, the property benefits from a superb 300 sq ft private rooftop terrace with views across Croydon High Street and the Clocktower. The apartment is offered with vacant possession and is well suited to both owner-occupiers and investors. Residents also benefit from communal recreational areas including a lounge, gaming area, pool tables and TVs.

Ideally located for East, West and South Croydon stations, the property offers excellent connectivity into London. Estimated rental income is approximately £1,350 pcm / £16,200 per annum representing 18% gross yield at guide.

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ACCOMMODATION

ENTRANCE HALL
Entered via main front door, has a reception / security at front.

FIFTH FLOOR

OPEN PLAN LIVING & KITCHEN
27'8 x 11'4
Modern design & open layout features white kitchen units, stainless steel sink, induction hob with extractor, integrated BOSCH oven & microwave, built in fridge/ freezer, built in intercom system. Double glazed windows to front and side aspects, radiator, plug sockets, spot lights & wooden flooring





BEDROOM
14'9 x 11'2
Large double bedroom, wooden flooring, radiator, plug sockets, spotlights, double glazed window & door to front aspect & access roof terrace



BATHROOM
Tiled throughout, has a heated towel rail, standing bath tub with shower connector, low level WC, hand wash basin with under storage & spotlights



STORAGE / UTILITIES
Ample storage cabinets & space with seperate cupboard for washing machine / dryer, boiler & electrics

BALCONY
52'6 x 14 approx
Exceptional 300 sq ft private rooftop terrace with far-reaching views, wooden decking & glass / metal guard railings for safety



COMMUNAL AREAS
Residents' facilities including communal lounge, pool tables, darts, gaming areas and TVs



LEASE DETAILS
999 Years from 2016. Currently 989 years remaining

SERVICE CHARGE & GROUND RENT
Service charge is £5348
Ground rent is £470

COUNCIL TAX
Croydon council tax band C

HOW TO GET THERE
Situated centrally on High Street (CR0 1FT), Green Dragon House is exceptionally well-connected by road, rail, and tram networks. By car, the property is easily reached via the A23 and A232, providing straightforward links to central London, the M25, and Gatwick Airport (SatNav: CR0 1FT). For public transport users, East Croydon and West Croydon railway stations are both within a short, convenient walking distance—around 5 to 10 minutes away—offering fast, regular mainline services into London Victoria, London Bridge, and Clapham Junction.

LOCAL AMENITIES
Situated centrally on High Street (CR0 1FT), Green Dragon House benefits from an enviable location right in the heart of Croydon, offering immediate access to an extensive array of local amenities. Residents are just a short walk away from major shopping destinations, including the Centrale and Whitgift shopping centres, as well as a wide variety of high-street stores, supermarkets, vibrant cafes, bars, and popular restaurants. For leisure and entertainment, the area boasts close proximity to local fitness facilities, cinemas, and cultural venues, while essential services such as medical practices and pharmacies are easily accessible within the town centre.

PRICE INFORMATION
*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS PREMIUM
The purchaser will be required to pay a buyers premium of £2,000 ex VAT (£2,400 inc VAT).

BUYERS ADMIN CHARGE
The purchaser will be required to pay a buyers admin charge of £1,500 ex VAT (£1,800 inc VAT).

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