

The logo for SHW (Shaw Property Services) is displayed in white text on an orange background.

MAKING
PROPERTY
WORK

SHW.CO.UK



FOR SALE

FREEHOLD HMO INVESTMENT / RESIDENTIAL DWELLING (STPP)

23 MULGRAVE ROAD, CROYDON CR0 1BL

DESCRIPTION

The property comprises a detached building over basement, ground, first and second floors which is currently arranged as a eight-bedroom House of Multiple Occupancy (HMO). The property currently comprises three communal shower rooms on the first and second floors and communal kitchen facilities on the ground and second floors.

The property is let to London Borough of Croydon, with income of £70,560 per annum. After accounting for the landlord’s responsibility for utilities and Council Tax, the net annual income is £58,360.

The property could lend itself to conversion back into one residential dwelling - benefitting from three large reception rooms, a large kitchen and five bedrooms. Externally, there is a private driveway for two cars, a garage, and a large garden with rear patio.

LOCATION

The property is located on Mulgrave Road, Croydon.

East Croydon Railway Station is located 0.7 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	59	633
Ground Floor	72	770
First Floor	72	771
Second Floor	48	521
TOTAL	250	2,695

Approximate Gross Internal Areas

TENURE

The interest in the property is freehold, held under Title Number, SGL349714.

PLANNING & HMO LICENCE

The existing HMO licence expires July 2028 providing for 10 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 C.

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 £925,000 for the freehold interest.

VIEWINGS – 020 8662 2700

Matt Morris t: 07894 692426
Richard Plant t: 07850 584240

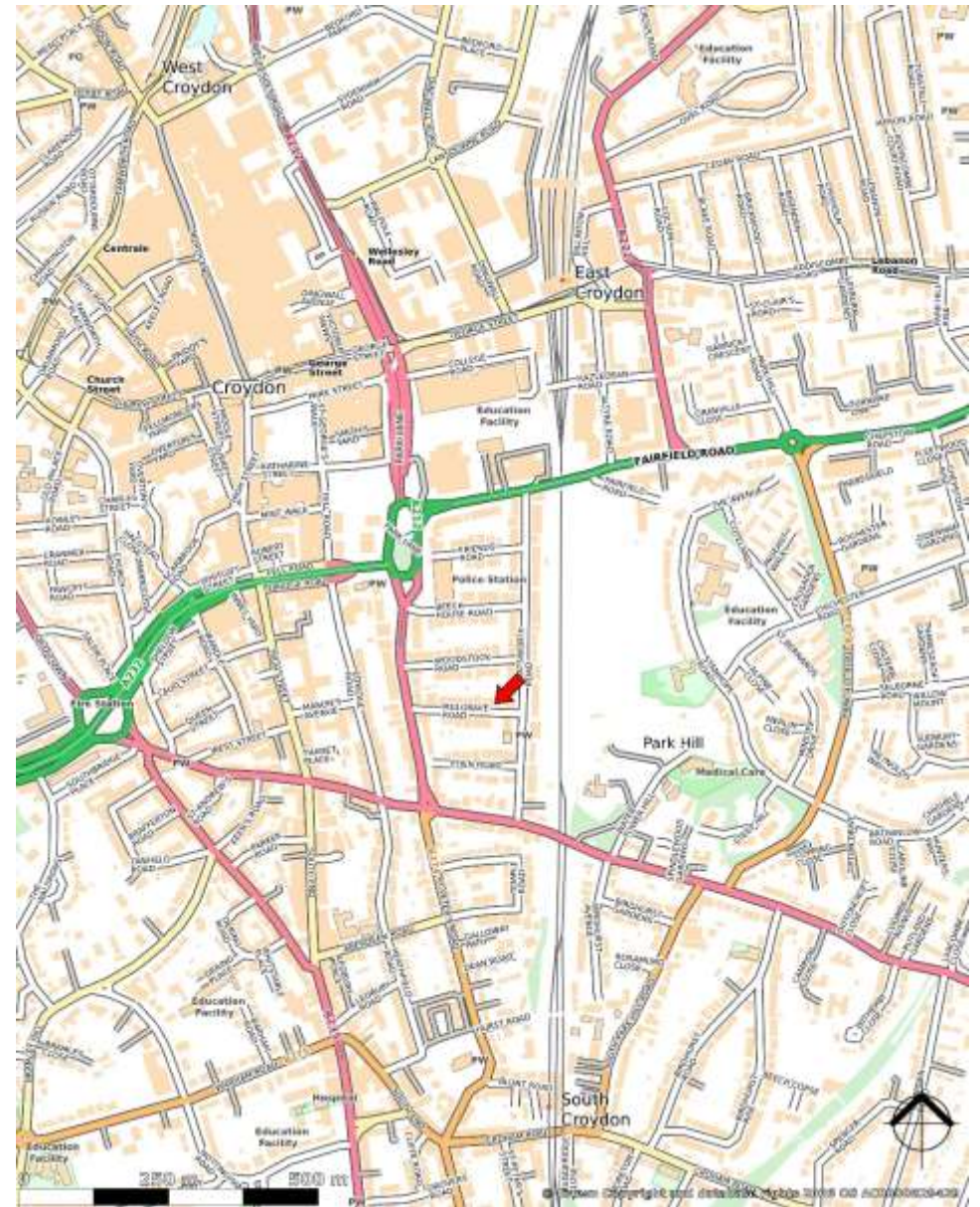
e: mmorris@shw.co.uk
 e: rplant@shw.co.uk



SHW Property
SHW Property

**MAKING
 PROPERTY
 WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316



VIEWINGS – 020 8662 2700

Matt Morris

t: 07894 692426

e: mmorris@shw.co.uk

Richard Plant

t: 07850 584240

e: rplant@shw.co.uk



SHW Property

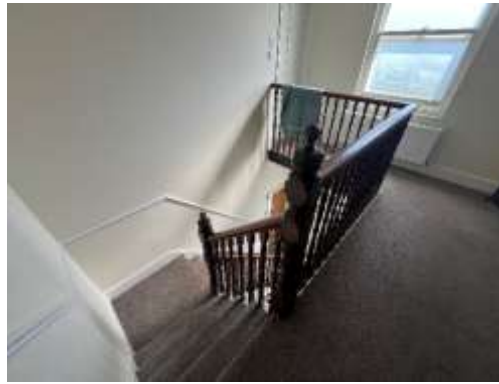


SHW Property

**MAKING
PROPERTY
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

SHW.CO.UK



VIEWINGS – 020 8662 2700

Matt Morris

t: 07894 692426

e: mmorris@shw.co.uk



SHW Property

Richard Plant

t: 07850 584240

e: rplant@shw.co.uk



SHW Property

**MAKING
PROPERTY
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

SHW.CO.UK