

On the instructions of the  
Joint Fixed Charge Receivers



# Online Auction

Thursday 15th October 2026



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

**SW**

Sanderson  
Weatherall

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

- Guide Price: £75,000
- 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**

£75,000

**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](http://www.swpropertyauctions.co.uk) to download the pack.

**Contact: 020 7851 2100**Website: [www.swpropertyauctions.co.uk](http://www.swpropertyauctions.co.uk)**Seller's Solicitor**

Irwin Mitchell Solicitors

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**Dated - 17/09/2026**