

ASKING PRICE
£3,200,000
SPV Share Transfer

FREEHOLD BLOCK INVESTMENT

Kelly Court

38 Fullerton Road, Croydon, CR0 6JD

9 SELF-CONTAINED UNITS	2015 YEAR BUILT	6,706 sq ft TOTAL INTERNAL AREA	£171,600 CURRENT RENT ROLL P.A.	£188,400 TARGET INCOME P.A.	B EPC RATING (ALL UNITS)
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INVESTMENT OVERVIEW

A modern, purpose-built residential investment comprising 9 self-contained flats, constructed in 2015 and arranged across a main block and a detached split-level maisonette building. The freehold is held within **Buckhurst Investments Limited** (Co. Regn. No. 886007) and the sale is structured as a company share transfer.

INVESTMENT HIGHLIGHTS

- Strong unit mix — majority 2-bedroom accommodation
- Modern build (2015) — low maintenance, efficient design
- Detached split-level maisonette enhances asset quality
- Proven rental demand close to Croydon town centre
- Potential SDLT efficiency via company acquisition
- Gated development with 7 parking spaces

INCOME PROFILE

- Current rent roll: **£171,600 p.a.**
- Target income: **£188,400 p.a.**
- Rent increases actively being negotiated (April 2026)
- Diversified income across 9 separate AST agreements

PROPERTY DESCRIPTION

The Asset

Kelly Court is a high-quality residential development built in 2015, comprising 8 flats within a main four-storey building and 1 detached split-level 2-bedroom maisonette to the rear. The development offers modern interiors, open-plan layouts and a mix of private patios, balconies and external space.

ACCOMMODATION SCHEDULE

Flat	Floor Level	Type	Size
Flat 1	Lower Ground Floor	2 Bed	78 sq m / 842 sq ft
Flat 2	Lower Ground Floor	2 Bed	78 sq m / 842 sq ft
Flat 3	First Floor	1 Bed	67 sq m / 721 sq ft
Flat 4	First Floor	1 Bed	67 sq m / 721 sq ft
Flat 5	First Floor	2 Bed	67 sq m / 721 sq ft
Flat 6	First Floor	2 Bed	67 sq m / 721 sq ft
Flat 7	Second Floor	1 Bed	51 sq m / 549 sq ft
Flat 8	Second Floor	1 Bed	51 sq m / 549 sq ft
Flat 9	First Floor — Detached Split Level Maisonette	2 Bed	97 sq m / 1,044 sq ft

SPECIFICATION

- Brick construction with pre cast concrete floors and staircases
- Modern interiors, quality fixtures
- Open-plan layouts
- Private patios, balconies & external space
- Secure gated parking — 7 spaces
- EPC Rating B across all 9 units

TENURE & TENANCIES

- Freehold within a limited company (SPV)
- **Buckhurst Investments Limited** (Co. Regn. No. 886007)
- 9 separate AST agreements
- Diversified income stream



LOCATION OVERVIEW

South London Connectivity

Kelly Court is located in Croydon, approximately 9 miles south of Central London, within an established residential area approximately ¾ mile from Croydon town centre. Situated on a quiet residential road with strong local demand and excellent transport links into the capital.



CONNECTIVITY & AMENITIES

DISTANCE TO LONDON

~9 miles south of Central London

TOWN CENTRE

~¾ mile to Croydon town centre

ROAD LINKS

A222, A232 and A23

LOCAL AMENITIES

Lower Addiscombe Road retail & leisure

TENANT APPEAL

Modern, well-proportioned flats with private outdoor space for select units, secure parking and a gated environment. High EPC ratings support energy efficiency and affordability, making units highly attractive to professional tenants in the South London market.



INCOME GROWTH OPPORTUNITY

The Investment Case

Income Metric	Per Annum	Per Month
Current Rent Roll	£171,600	£14,300
Ongoing Rent Reviews	TBC	TBC
Target Income	£188,400	£15,700

ASSET STRENGTHS

- Modern purpose-built development (2015)
- Strong build quality and specification throughout
- Excellent unit sizes compared to local market
- Highly lettable configuration with broad tenant appeal
- Low maintenance, energy-efficient asset (EPC B)
- 9 units providing diversified income stream

TRANSACTION STRUCTURE

- Sale of shares in **Buckhurst Investments Limited** (Co. Regn. No. 886007)
- Potential SDLT efficiencies for purchasers (subject to advice)
- Fully operational, income-producing structure from day one
- Legal and tax advice recommended prior to exchange



SUMMARY POSITIONING

A well-built, income-producing residential investment offering immediate income with ongoing rental growth, strong underlying fundamentals, and a rare opportunity to acquire a modern freehold block of 9 units in a well-connected South London location.

ASKING PRICE

£3,200,000

For the shares in the SPV holding the freehold asset

This brochure is prepared for information purposes only. All figures are subject to verification. Purchasers are advised to seek independent legal and financial advice. Paul O'Shea Homes acts as agent for the vendor. Misrepresentation Act 1967 applies.

DEVELOPMENT PHOTOGRAPHY — 2015

Construction Gallery



INTERIOR PHOTOGRAPHY — 2015

Interior Specification

