

**Floral House,
238 Selsdon Road,
South Croydon,
Surrey, CR2 7AA**



Offers in region of £575,000

A substantial detached property on Selsdon Road, South Croydon, currently operating as a supported living investment. (Marketing photos date from 2015.) The property benefits from a C3b supported living use (Lawful Development Certificate granted December 2021) and is let to a company operator, generating approx. £3,500 pcm, providing immediate income.

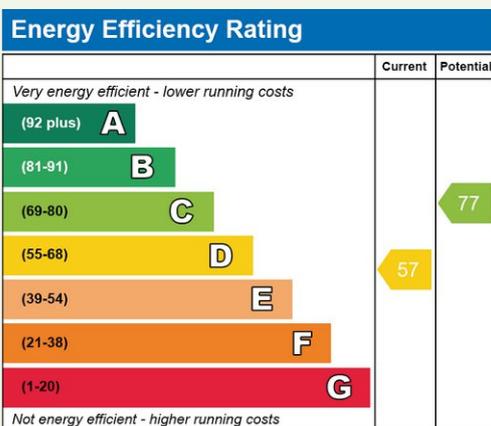
The main house extends to approx. 190 sq m (2,045 sq ft) over two floors, with a sizeable cellar (52 sq m / 560 sq ft) and a large garage (77.5 sq m / 834 sq ft), offering significant additional space and potential (subject to consents). It is arranged for multiple occupancy, appealing to investors seeking a ready-made asset.

There is scope to enhance income, with local comparables indicating potential rental growth. The layout also allows for reconfiguration or improvement. Subject to consents and vacant possession, the property could be reverted to a substantial family home in a well-connected, established residential location.

Floorplan



EPC



Features

- Detached freehold property
- C3b supported living use (LDC granted December 2021)
- Currently producing approximately £3,500 pcm
- Let to a company operator
- Main house approx. 190 sq m (2,045 sq ft)