

- Four bedrooms
- Semi-detached
- Freehold with vacant possession
- Approximate internal extent of 1,797 SQFT
- EPC D
- Garden and yard
- Croydon, London
- Auction 16 October 2026



Register to bid

Auction guide £350,000

Lot 137 - 70 Bensham Lane Croydon London CR0 2RY

A vacant, four-bedroom, three-storey, semi-detached, freehold house in need of modernisation and repair in Croydon, London, with an approximate internal extent of 1,797 SQFT. Ideal for investors and developers. (Title number: SGL126391)

FOR SALE BY AUCTION: To be sold by public auction on the executor's instruction. A vacant, three-bedroom, freehold, semi-detached house arranged over three storeys and in need of repair and modernisation. The accommodation comprises, on the ground floor, a living room, a kitchen with a dining room adjacent and a lounge with sliding doors to the private rear garden, with access via a side gate to the front of the house, which has a yard. The second floor comprises three bedrooms, a bathroom, and a separate WC, with a bedroom and storage. To be sold via online bidding on Friday, 16 October 2026.

Auctioneer's comments: 'An opportunity to acquire a large semi-detached house in popular Croydon with serious potential once repaired and modernised throughout

Auction date

The property is to be sold by public auction on Friday, 16 October 2026, via a 2-hour online bidding window.

To view

The property can be viewed by booking a place on one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will receive a Calendly link to do so. Each block viewing is either 30 or 60 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

Description

Vacant, four-bedroom, freehold, semi-detached house, garden, side access, in need of modernisation and repair

Location

Croydon, London, 1.4 miles to East Croydon Rail Station, 1.9 miles to South Croydon Rail Station

Latitude: 51.386852

Longitude: -0.107041

Accommodation

Ground floor: living room, kitchen, dining room, lounge

First floor: three bedrooms, WC, bathroom

Second floor: bedroom, storage

Outside

Front yard, rear garden

EPC rating

D

Cert. no.: 3220-9058-0523-5004-1523

Tenure

Freehold with vacant possession

Title number: SGL126391

Local authority and council tax band

London Borough of Croydon

Council tax band: E

Pre-auction bids

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

Auction fees

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2.5% plus VAT (min. fee of £2,100.00 plus VAT) of the purchase price and auction buying fee of £1,900.00 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.



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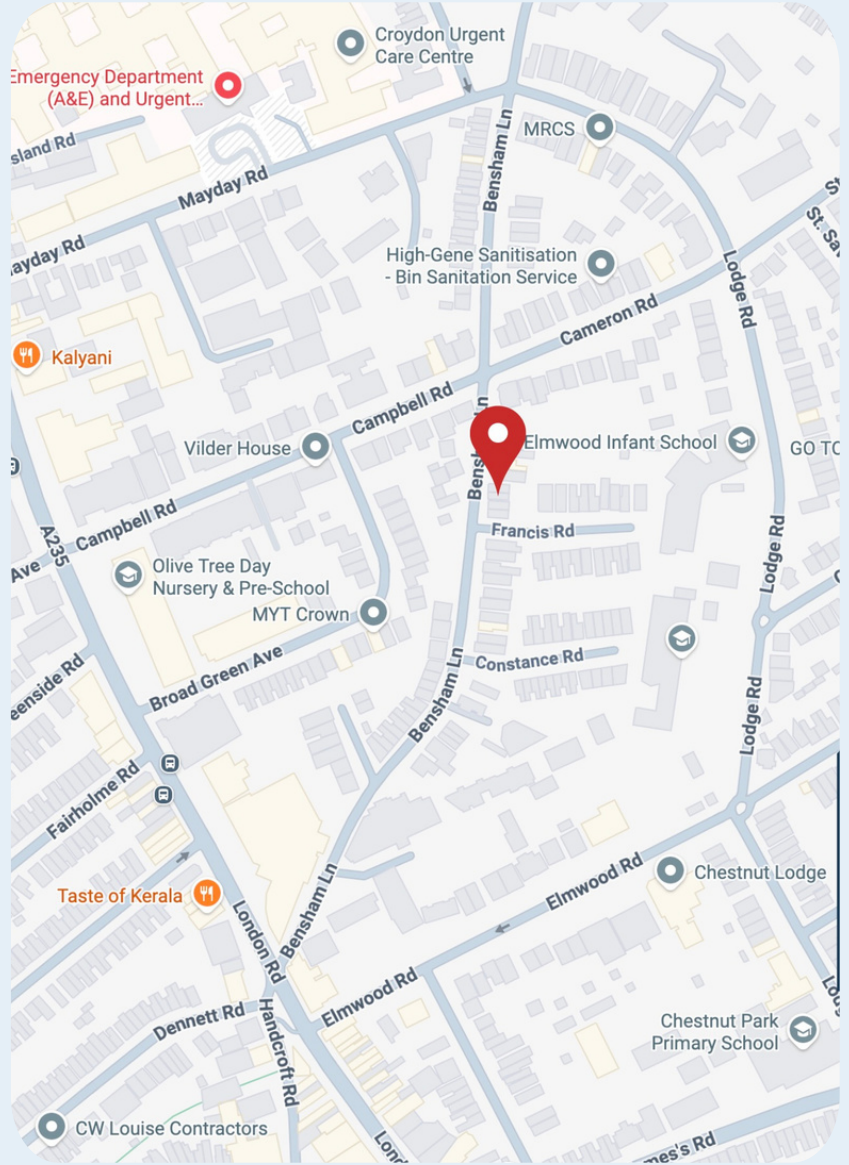
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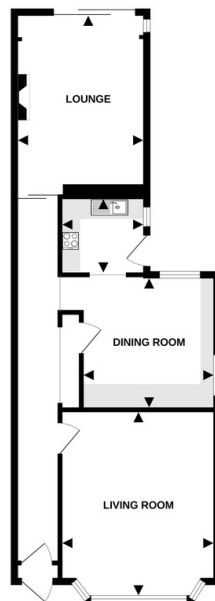


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Book to View

GROUND FLOOR



1ST FLOOR



2ND FLOOR

