



**FOR SALE**

**FREEHOLD VACANT 6 BED HMO FOR SALE**  
**348 Brighton Road, South Croydon CR2 6AJ**

**SUMMARY**

- A six bedroom semi-detached house extending to approximately 1,496 sq ft (139 sq m) GIA.
- Currently arranged to provide six bedrooms with shared kitchen facilities. Rooms 1 to 4 benefit from en-suite bathrooms.
- Internally fitted to a high standard and condition.
- Valid HMO licence for 6 persons expiring on 26 March 2029.
- To be sold with Vacant Possession.
- Estimated Gross Rental Income of £72,000 per annum.
- Potential to convert the building in the rear garden to a single dwelling or self-contained flats (subject to consents).
- Located close to Purley town centre and within walking distance of Purley Oaks railway station.
- Offers are invited in the region of £700,000 for the freehold interest with vacant possession.

**LOCATION**

The property is located on western side of Brighton Road, South Croydon approximately miles north of Puley town centre.

Purley Oaks Station is approximately 650 metres to the south and provides regular train services to London Bridge (22 minutes) and London Victoria (32 minutes) via East Croydon

The property lies within the administrative area of the London Borough of Croydon.

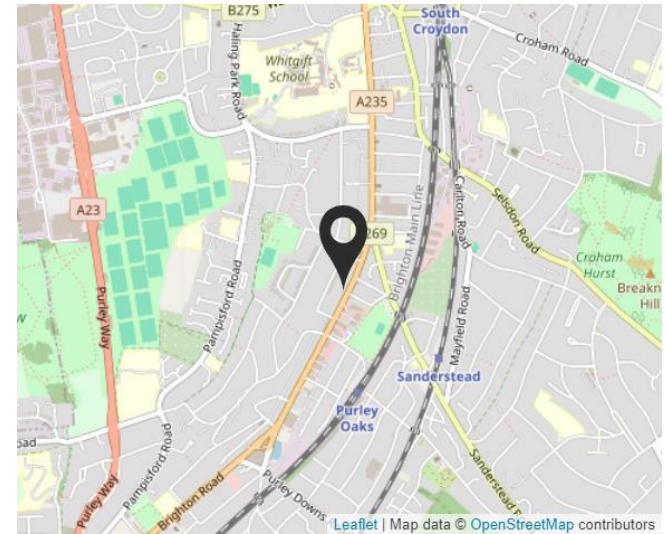
**DESCRIPTION**

348 Brighton Road comprises a two storey semi-detached building. The total Gross Internal Area is approximately 1,485 sq ft (138 sq m).

The property has been extended and recently refurbished to a very high standard being arranged over ground and first floors with accommodation in the roof space.

The property comprises 6 HMO bedrooms. Rooms 1 to 4 have en-suite bathrooms. Rooms 5 and 6 share a communal bathroom. There are shared kitchen facilities on the ground and first floors. There is a communal rear garden.

To the rear of the site is a single-storey brick-built storage building. It may be possible to convert this to a dwelling, STPP.



**VIEWINGS – 020 8662 2700**

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 PROPERTY  
 WORK**

## GUIDE PRICE

Offers are invited in excess of £700,000 for the freehold interest with vacant possession.

## TENURE

Freehold (Title number SGL462175)

## EPC

The property has an EPC of C.

## VAT

We understand the property not elected for VAT.

## ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

## PLANNING & HMO LICENSE

The existing HMO licence expires 13<sup>th</sup> February 2029 providing for 6 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.

## DATA ROOM

[Log In](#)

## VIEWINGS

Viewings are strictly by prior appointment only, by contacting sole agents SHW.



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# Brighton Road, South Croydon, CR2

 Approximate Gross Internal Area 139 sq m / 1496 sq ft  
Including Eaves Storage of Approximately 5 sq m / 54 sq ft

Excluding Shed Of  
Approximate Gross Internal Area 25 sq m / 269 sq ft

Excluding Outside Store Of  
Approximate Gross Internal Area 7 sq m / 75 sq ft

 Approximate Net Internal Area 116 sq m / 1249 sq ft

 Under 1.5m head height

