

GC/9319

**"FOR SALE"**  
**6-SELF CONTAINED FLATS YIELDING A GOOD RETURN**

**46 DAGNALL PARK, LONDON, SE25 6NS**



**Location:**

The premises are situated on Dagnall Park which is accessed from the A213 Selhurst Road. The house is set on a residential street, that is comprised of blocks of flats, single family dwellings and houses converted into apartments. This location benefits from no parking restrictions and being within a 2-minute walk of Selhurst over ground station as well as many bus routes.

**Description:** The building is a 3-storey house, comprised of 6 self-contained flats. Each of these flats has its own licence from Croydon Council and contains a kitchen and bathroom area, with the units varying in size and lay out. There is a garden to the rear of the property, which is accessible for all flats, and to the front is a driveway providing space for 2 cars. The property is currently fully tenanted, each on separate ASTs, providing an annual income of £54,180.00 per annum with the possibility for up lift.

The landlord pays for gas central heating (there is a communal boiler) plus water rates. The tenants pay electric as used. Each flat is separately rated with tenants responsible for their own council tax.

**Accommodation:** 6 self-contained flats

**EPC:** EPCs are available upon request.

**Tenure:** Freehold

**Terms:** For sale at offers in the region of £795,000.00. The property is available fully tenanted.

**VAT** The property is not registered for VAT

**Legal Costs:** Each party to pay own costs.

**Viewing:** By appointment via Galloways Commercial on 020 8678 8888 or [info@gallowayscommercial.co.uk](mailto:info@gallowayscommercial.co.uk).

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