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# FOR SALE

45 Avondale Road, South Croydon, CR2 6JE



**Income Producing Investment**

**SALE PRICE**

**£600,000**

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**Freehold income producing  
investment for sale**



0208769 0161

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## Description

A freehold income-producing residential investment comprising three self-contained flats within an attractive period building on Avondale Road, South Croydon. The property benefits from established rental income and occupies a well-connected residential location. The surrounding area offers strong occupier appeal, supported by a wide range of local amenities, schools, green spaces and transport links, making the asset well positioned for continued rental demand and future income growth.

## Location

Situated within the established residential area of South Croydon, Avondale Road, CR2 benefits from convenient access to a range of transport connections and local amenities. The property is well positioned for commuters, with nearby rail services available from Sanderstead railway station, Purley Oaks railway station and South Croydon railway station, providing regular services into Central London and surrounding areas including London Bridge, Victoria and Gatwick Airport. The location also benefits from good road connectivity via the A23 Brighton Road corridor, offering direct access towards Central London, the M25 and the South Coast. A variety of local bus routes operate throughout the surrounding area, supporting convenient travel across Croydon and beyond.

## Accommodation & Income

Address	Council Tax	EPC	Income
Flat 1 - A two Bedroom lower ground floor flat	C	C	£1,340 pcm
Flat 2 - A two Bedroom ground floor flat	C	D	£1,460 pcm
Flat 3 - A two Bedroom first floor flat	C	D	£1,400 pcm

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## Total Income

The overall income is believed to be **£56,8250 per annum exclusive**.

## Sale Price

**£600,000**

## Tenure

The property is offered freehold.

## Use / Planning

C3 Dwelling Houses

**Interested parties should make enquiries of the local authority prior to offer.**



**Viewings by prior arrangement.**

**Call 0208 769 0161**

## Flat 1 - Floor Plan

Flat 1, 45, Avondale Road, South Croydon, CR2 6JE

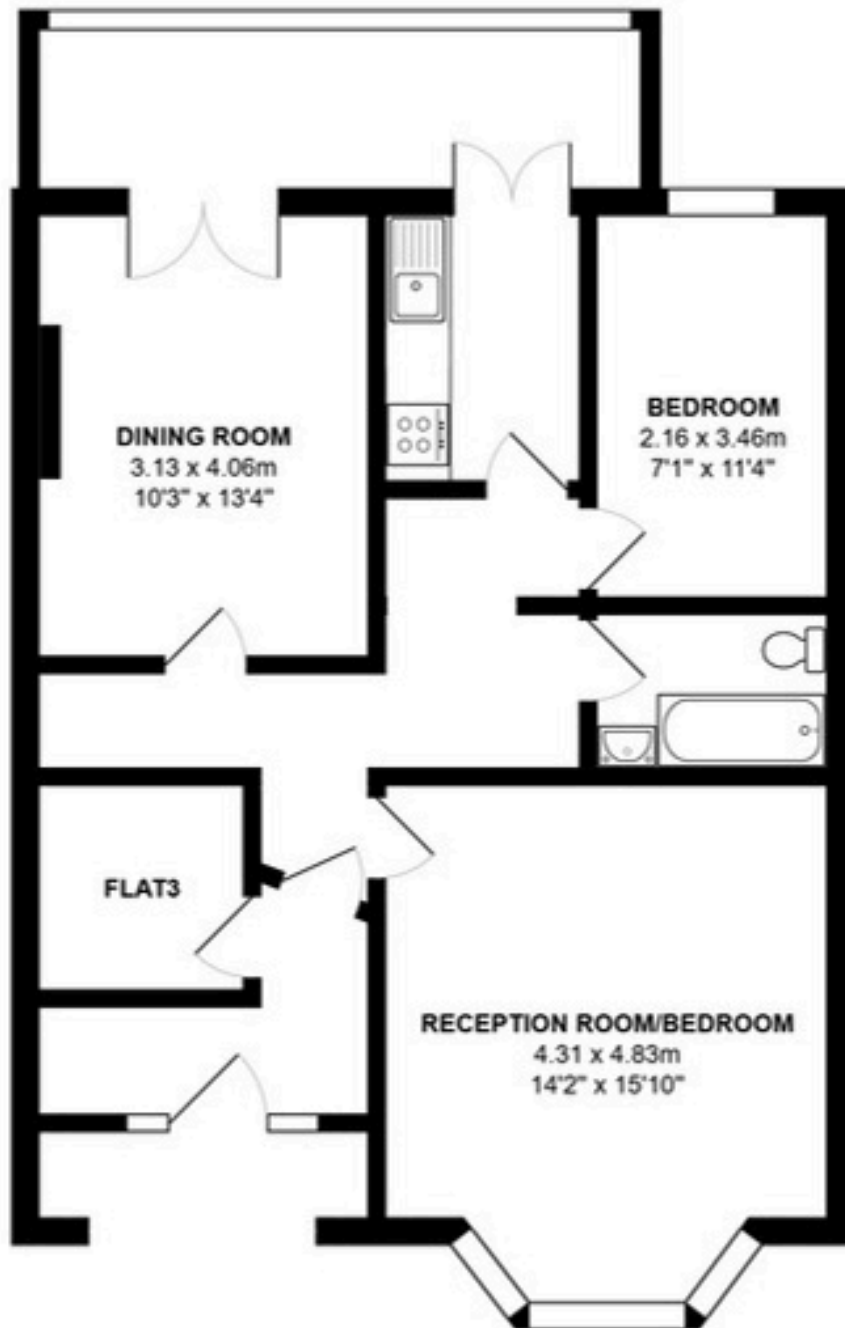


Total Area: 57.2 m<sup>2</sup> ... 616 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Flat 2 - Floor Plan

Flat 2, 45, Avondale Road, South Croydon, CR2 6JE

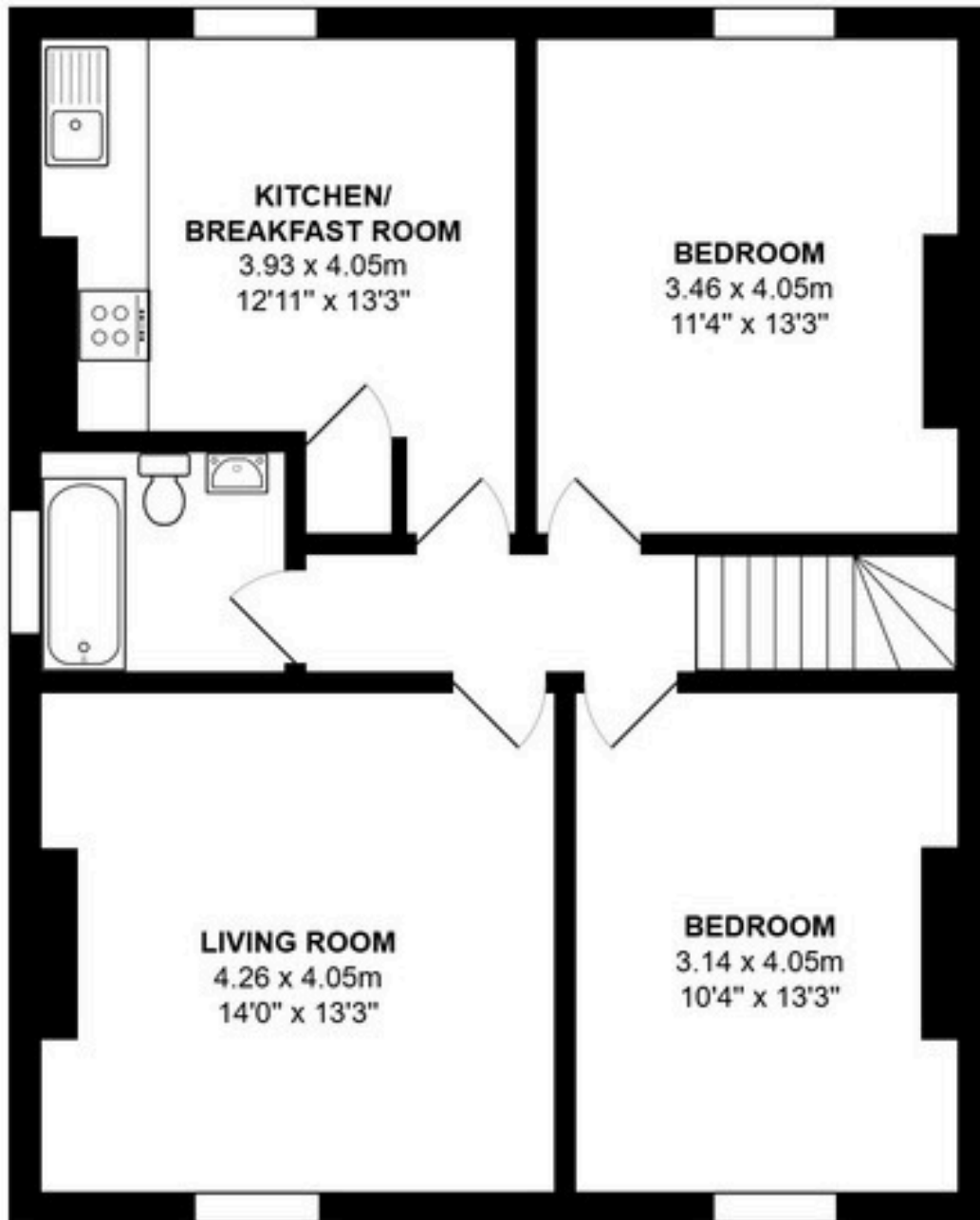


Total Area: 82.2 m<sup>2</sup> ... 885 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Flat 3 - Floor Plan

Flat 3, 45, Avondale Road, South Croydon, CR2 6JE

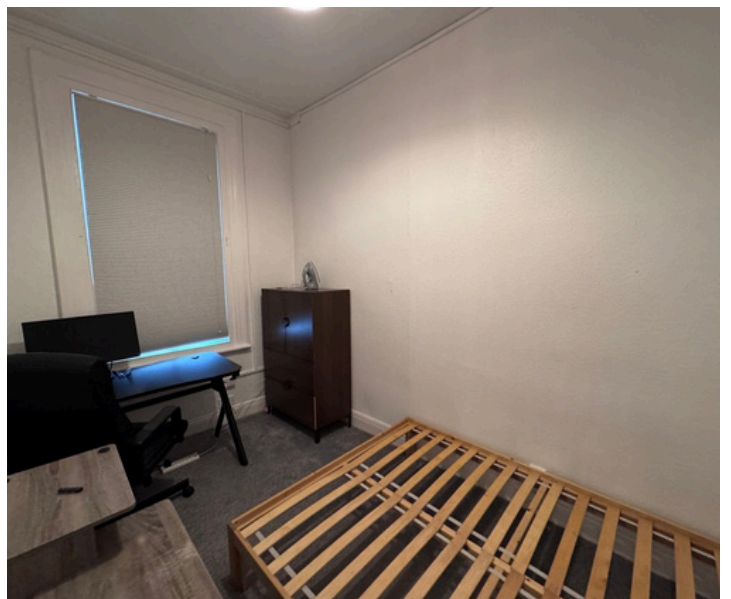


Total Area: 71.5 m<sup>2</sup> ... 769 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### HM Land Registry - Freehold Title Plan













## Contact

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