



FREEHOLD INVESTMENT · FOR SALE BY AUCTION · 28 OCTOBER 2026

3 Beulah Road

Thornton Heath, London CR7 8JH

GUIDE PRICE**£650,000**

Freehold

INCOME**£57,120**

per annum

GROSS YIELD**c. 8.8%**

at the guide price

UNITS**5 studios**

+ storage / workshop

A freehold semi-detached house converted into five self-contained studio flats, with a separate storage building – let and income-producing, about five minutes' walk from Thornton Heath station.

The investment

A freehold multi-let investment in Thornton Heath, south London, producing **£57,120 a year** from six income streams on one title.

3 Beulah Road is a semi-detached house that has been converted into five self-contained studio flats (Flats 1–5). A separate storage building, or workshop, within the plot is let separately and adds to the income. At the guide price of £650,000, the current income of £57,120 a year reflects a gross yield of about **8.8%**.

The property is in a popular rental location in London Zone 4, about five minutes' walk from Thornton Heath station, and will suit portfolio landlords and investors looking for a well-located, income-producing freehold with strong tenant demand.

Key features

- Freehold semi-detached house
- Five self-contained studio flats
- Separate storage building / workshop, let
- Income of £57,120 a year
- Gross yield of c. 8.8% at the guide
- Paved frontage
- About 5 minutes' walk to Thornton Heath station
- Sold under an unconditional auction contract

Income summary

Units	Five studio flats and a storage building / workshop
Gross income	£57,120 a year (£4,760 a month)
Guide price	£650,000
Gross yield	c. 8.8%

Income supplied by the seller. The tenancy schedule and agreements are in the legal pack and must be checked by buyers.

Location plan



For identification only – not to scale. The plot is shown edged blue. © Crown copyright and database rights. Promap / Landmark Information Group.

Location

Beulah Road is a residential road in Thornton Heath, in the London Borough of Croydon, with Thornton Heath station, shops and supermarkets close by. Thornton Heath Leisure Centre and Selhurst Park, home of Crystal Palace FC, are nearby.

Transport

- **Thornton Heath** station – about 415 m (5 minutes' walk)
- Trains to **London Victoria** in about 20–25 minutes and **London Bridge** in about 30–40 minutes
- Buses 50, 60, 198, 250, 450 and N250
- **West Croydon** Tramlink and Overground nearby

Local amenities

- Supermarkets and shops on Thornton Heath High Street
- Thornton Heath Leisure Centre
- Selhurst Park
- Schools nearby, including David Livingstone Academy and Whitehorse Manor Junior School



3 Beulah Road – front elevation and paved frontage.

Auction information

Date and venue	Wednesday 28 October 2026 at 1.00 pm, The St James Room, Claridge's, Brook Street, Mayfair, London W1K 4HR – Lot 38
How to bid	In the room, online, by telephone or by proxy. Registration and anti-money laundering checks must be completed before bidding. Online bidders pay a £2,000 security deposit, refunded to unsuccessful bidders within 48 hours
Guide price	£650,000
Tenure	Freehold, sold subject to the existing tenancies
Legal pack	Available to registered bidders, with the auction addendum. Buyers must read it and the Special Conditions of Sale before bidding
Viewing	Strictly by appointment with Palace Auctions London

Buyer's costs and notices

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price	On exchange at the auction
Buyer's premium	2% of the purchase price (minimum £2,000) plus VAT	On exchange at the auction
Contract documents charge	£850 plus VAT	On exchange at the auction
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Completion is as set out in the Special Conditions of Sale. Any other charges payable by the buyer are set out in the Special Conditions and the addendum.

Guide price and reserve

The guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is confidential and will not be more than 10% above a single-figure guide. Guide prices and reserves may change up to the day of the auction.

Important notice

These particulars are a general guide and do not form part of any contract. Descriptions, distances, income and yield are approximate or supplied by the seller and must be verified by buyers through the legal pack, inspection and their own enquiries. Photographs and plans are for identification only. All sales are subject to the RICS Common Auction Conditions, the Palace Auctions General Conditions of Sale and the Special Conditions of Sale.

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