



No. 5 · Lot 39



PALACE AUCTIONS LONDON · FLOOR PLANS · LOT 39

5 Beulah Road

Thornton Heath, London CR7 8JH

No. 5 is the right-hand half of a semi-detached pair, outlined on the photograph. The adjoining house, No. 3, is offered separately as Lot 38.

ACCOMMODATION

6 studios

Self-contained, each with kitchen and bathroom

INCOME

£62,400 a year

Fully let on assured shorthold tenancies

FLOORS

3

Ground, first and second (roof space)

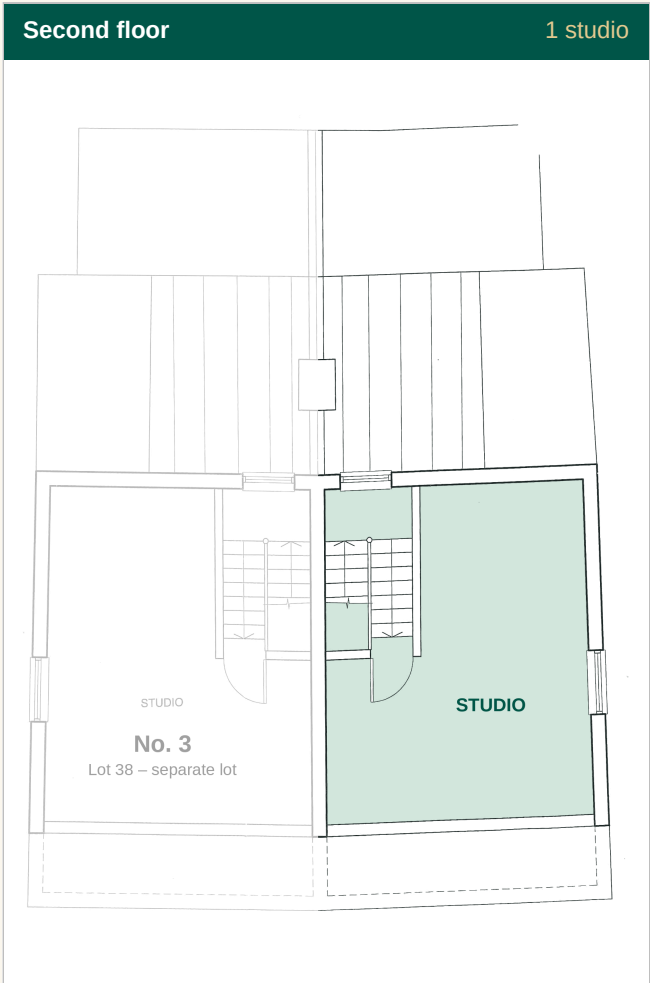
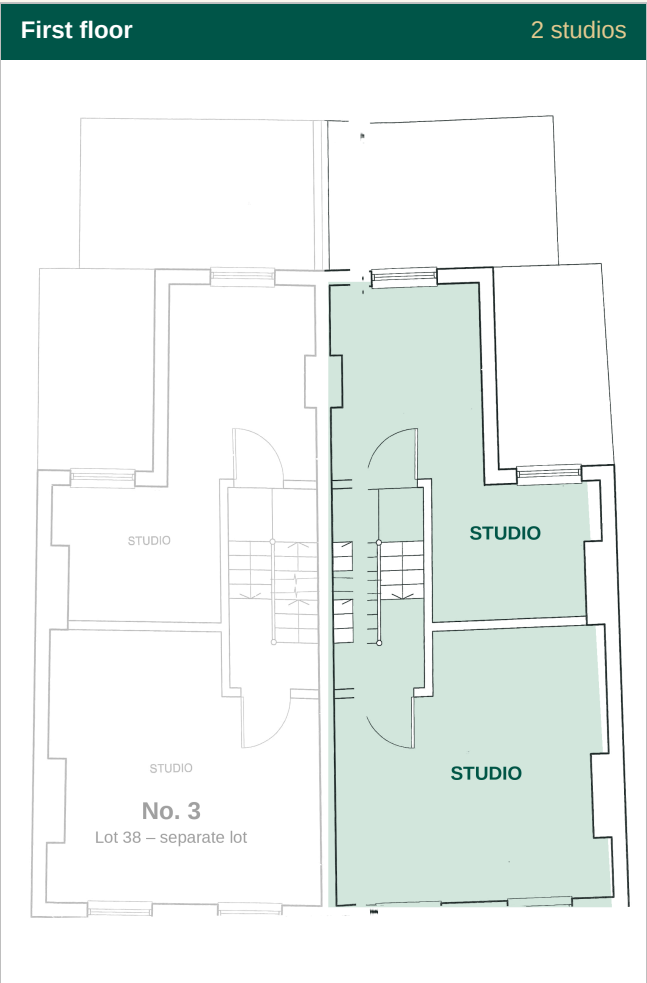
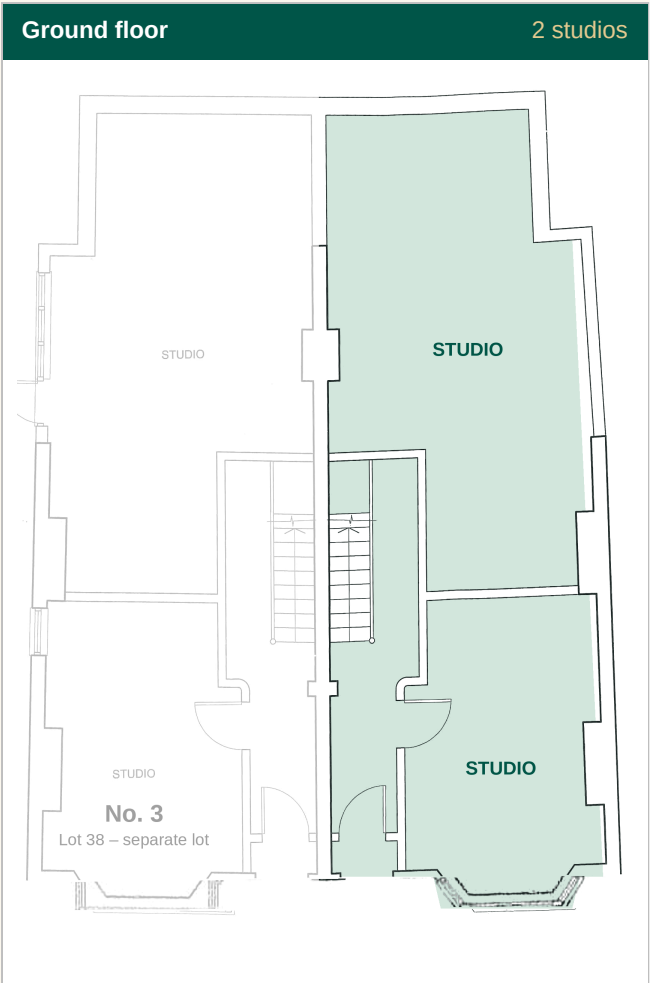
GUIDE PRICE

£650,000

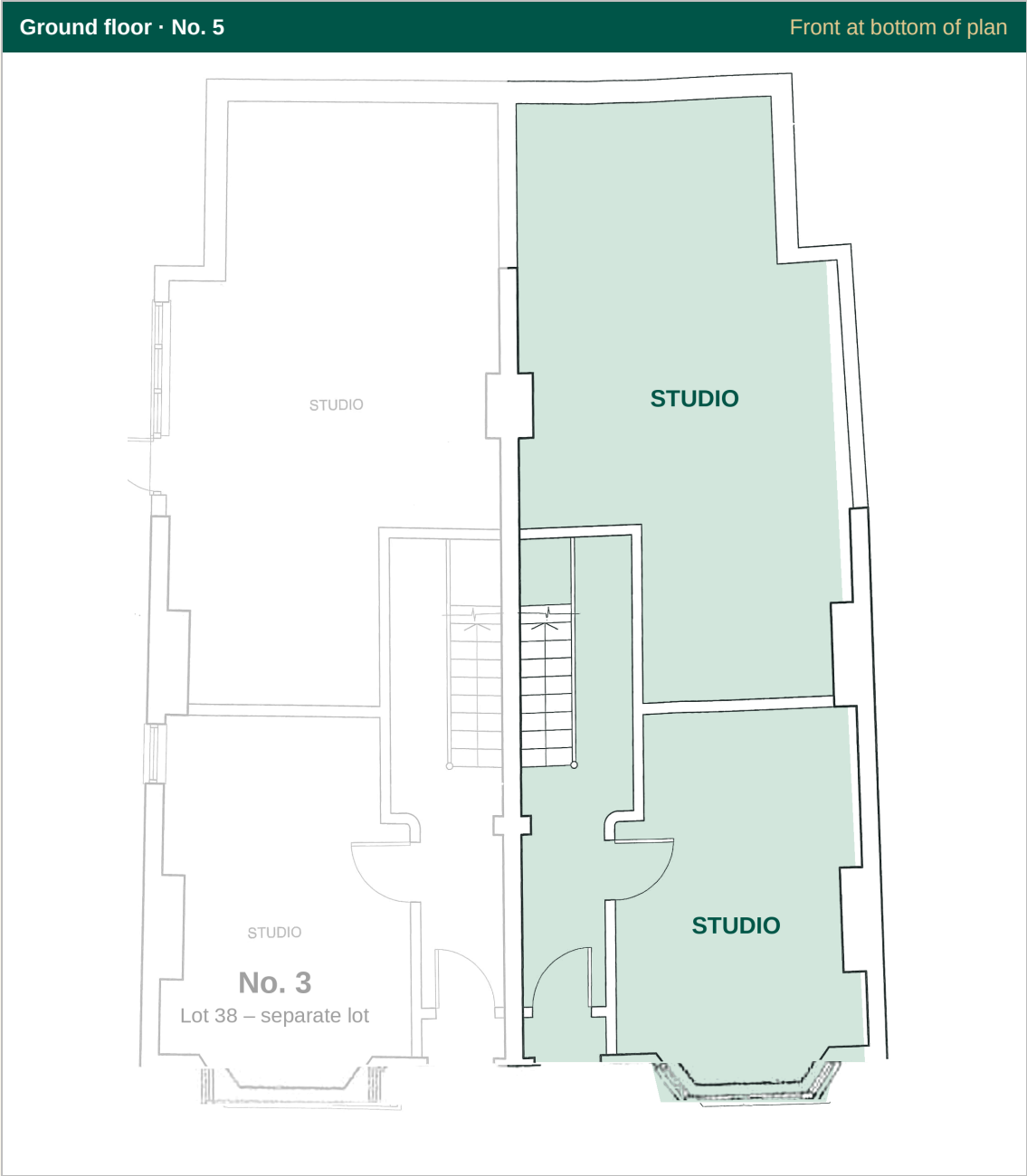
Freehold

Floor plans at a glance

No. 5 shaded green on each floor. The front of the building is at the bottom of each plan.



 No. 5 – Lot 39  No. 3 – Lot 38, offered separately (shown faded)



Ground floor

5 Beulah Road · Lot 39

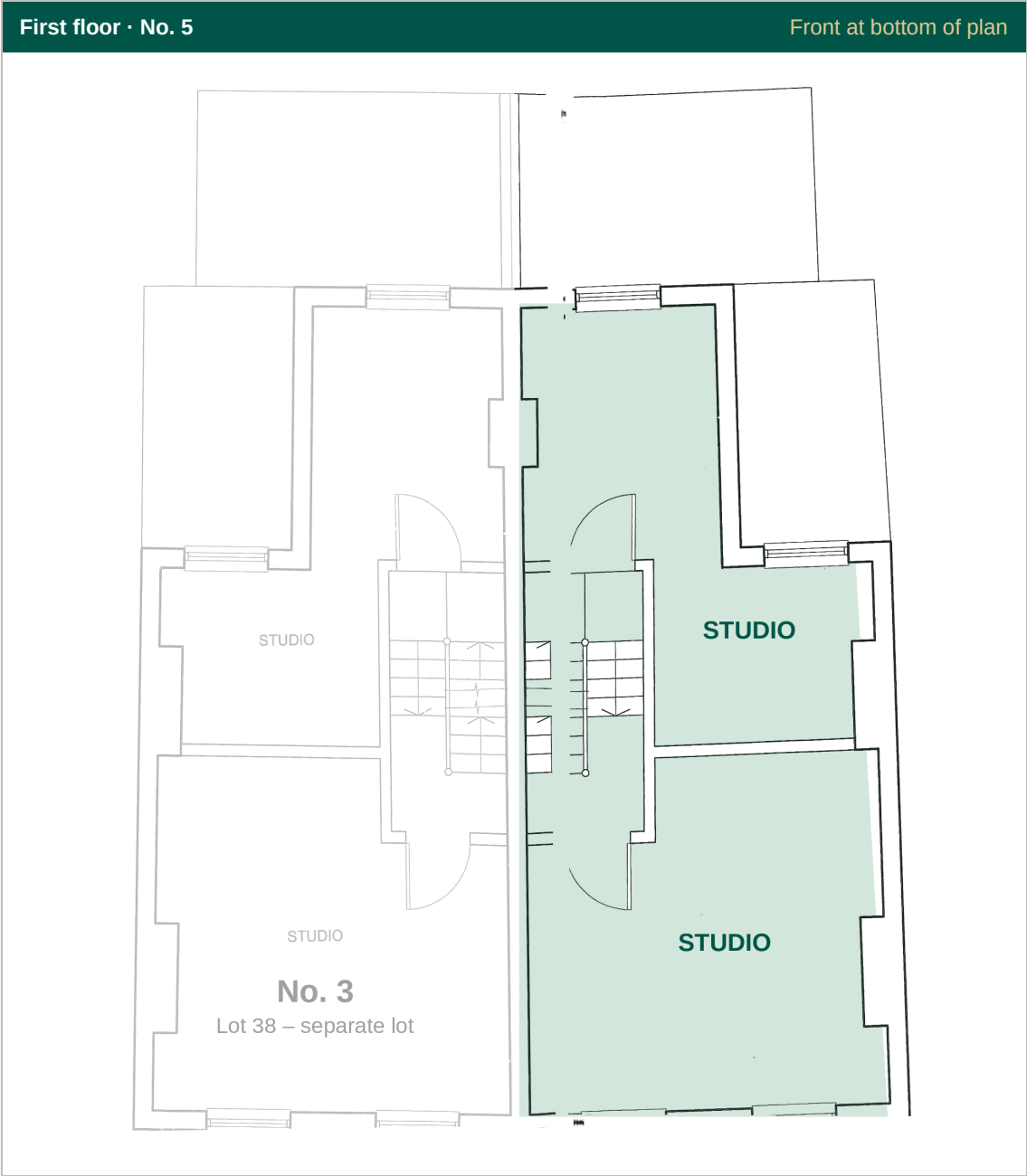
Shown on the drawing

- Entrance door and hall with staircase
- Front studio with bay window
- Rear studio, extending into the back addition

This floor	2 studios
Whole house (drawing)	5 studios over three floors
Now	6 studios – see the tenancy schedule in the legal pack

- No. 5 – Lot 39
- No. 3 – Lot 38, offered separately

Plans are taken from the existing floor plans and elevations prepared by MST Architectural Services for a 2008 planning application (drawing 459/01) and are © MST Architectural Services. They are not to scale, are for identification only and may not show the current layout. Buyers must rely on their own inspection and the legal pack.



First floor

5 Beulah Road · Lot 39

Shown on the drawing

- Landing
- Front studio
- Rear studio

This floor	2 studios
Whole house (drawing)	5 studios over three floors
Now	6 studios – see the tenancy schedule in the legal pack

The 2008 drawings show five studios in No. 5. The property is now arranged and let as six self-contained studios, so the current layout differs from the drawings.

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Second floor

5 Beulah Road · Lot 39

Shown on the drawing

- Top landing
- Studio in the roof space, the full width of the house

This floor	1 studio
Whole house (drawing)	5 studios over three floors
Now	6 studios – see the tenancy schedule in the legal pack

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Elevations

No. 5 drawn in dark line; the adjoining No. 3 is faded.

Front elevation



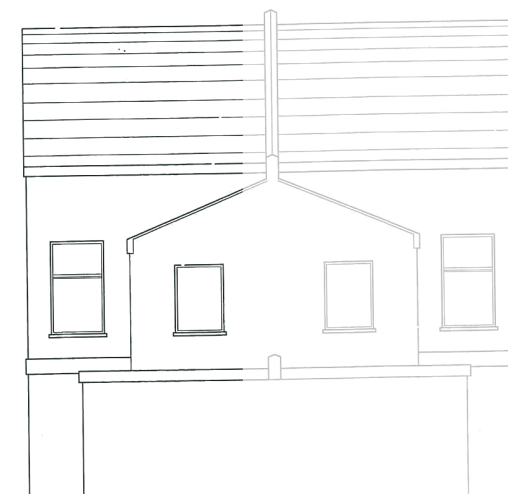
No. 5 is the right-hand half of the pair, seen from Beulah Road.

Side elevation (No. 5)



The flank wall of No. 5, with the front of the house on the left.

Rear elevation



No. 5 is the left-hand half when viewed from the rear.

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The 2008 drawings show five studios in No. 5. The property is now arranged and let as six self-contained studios, so the current layout differs from the drawings.