



FREEHOLD INVESTMENT · FOR SALE BY AUCTION · 28 OCTOBER 2026

5 Beulah Road

Thornton Heath, London CR7 8JH

GUIDE PRICE**£650,000**

Freehold

INCOME**£62,400**

per annum

GROSS YIELD**c. 9.6%**

at the guide price

UNITS**6 studios**

all self-contained

A freehold semi-detached house converted into six self-contained studio flats, fully let and producing £62,400 a year, about five minutes' walk from Thornton Heath station.

The investment

A fully let freehold block of six self-contained studio flats in Thornton Heath, south London, producing **£62,400 a year**.

5 Beulah Road is a semi-detached house that has been converted into six self-contained studio flats, each with its own kitchen and bathroom. All six are let on assured shorthold tenancies. At the guide price of £650,000, the current income reflects a gross yield of about **9.6%**.

The property sits on a long plot in a popular rental location in London Zone 4, about five to seven 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 – title SGL52663
- Six self-contained studio flats
- Each studio with its own kitchen and bathroom
- Fully let on assured shorthold tenancies
- Income of £62,400 a year
- Gross yield of c. 9.6% at the guide
- 5–7 minutes' walk to Thornton Heath station
- Sold under an unconditional auction contract

Schedule of income

Flat	Rent pcm	Rent pa
Flat 1 – studio	£850	£10,200
Flat 2 – studio	£950	£11,400
Flat 3 – studio	£850	£10,200
Flat 4 – studio	£850	£10,200
Flat 5 – studio	£850	£10,200
Flat 6 – studio	£850	£10,200
Total	£5,200	£62,400

Rents supplied by the seller. Tenancy 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, about 1.5 miles from Croydon town centre. Thornton Heath station, local shops, supermarkets and parks are all close by.

Transport

- **Thornton Heath** station – about 5–7 minutes' walk
- Direct trains to **London Victoria**, **London Bridge**, **Clapham Junction**, **Balham** and **East Croydon**
- Buses 50, 130, 198, 250, 450 and 468, with night services
- **Croydon town centre** about 1.5 miles

Local amenities

- Tesco Express and Aldi nearby
- Thornton Heath Recreation Ground, Grangewood Park and Trumble Gardens
- Thornton Heath Leisure Centre
- A choice of primary and secondary schools within about a mile



5 Beulah Road is the white-fronted house on the right. The left-hand house, No. 3, is offered separately as Lot 38.

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 39
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 (title SGL52663), sold subject to the existing tenancies
HMO licensing	A mandatory HMO licence is required from Croydon Council. Buyers should check the licensing position in the legal pack
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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