

An aerial photograph of a modern, multi-story residential or commercial building. The building has a flat roof with a large array of solar panels installed in several rows. The building's facade is a mix of light-colored panels and dark window frames. It is surrounded by other urban buildings, and the overall scene is captured from a high angle looking down.

Taylor's
Est. 1992

Scarbrook Road, Croydon, CR0 1SQ
Croydon

£7,050,000

FREEHOLD INVESTMENT | 15 APARTMENTS | £350,100 PA INCOME | EAST CROYDON

The Investment

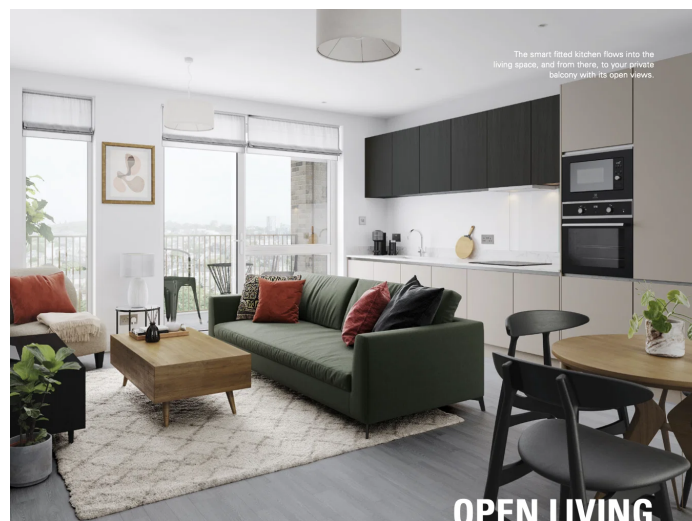
Boulevard Point is a contemporary purpose-built residential development at 15 Scarbrook Road, CR0 1SQ, offered for sale in its entirety as a single freehold investment. The building comprises 15 fully tenanted apartments across floors three to ten, generating a total gross rental income of £350,100 per annum (£29,175 pcm), reflecting a gross yield of approximately 5.0% and a net yield of approximately 4.3% at the asking price of £7,050,000.

Net income after management fees runs at £25,324 pcm (£303,888 per annum). All 15 remaining apartments are occupied, providing an investor with immediate, stabilised income from completion.

The Building

Apartments span floors three to ten with many enjoying far-reaching skyline views across South London. The unit mix comprises 8 one-bedroom and 7 three-bedroom apartments, with individual sale values of £375,000 for a one-bedroom and £550,000 for a three-bedroom unit. The building offers a clear exit strategy through phased individual sales at a premium to the bulk acquisition price.

All apartments are finished to a high specification throughout, including Cashmere global quartz worktops, Bosch integrated appliances (oven, hob, extractor, microwave), Indesit dishwasher and fridge/freezer, white polished marble bathroom tiling, underfloor heating with Linastat thermostat controls, and screwless brushed steel USB sockets throughout. Each apartment benefits from a private balcony or terrace and floor-to-ceiling windows. Communal areas feature a stainless steel finished lift, ceramic-tiled lobby and a secure video entry system throughout.





The Location

Boulevard Point occupies a quiet residential address on Scarbrook Road, a short walk from East Croydon station – one of Britain's busiest mainline stations and the principal transport hub for South London and the south coast. From East Croydon, London Bridge is reached in 13 minutes, London Victoria in 16 minutes and Gatwick Airport in 15 minutes. Farringdon (for Crossrail/Elizabeth Line connections) is 25 minutes, and St Pancras International 29 minutes.

Croydon town centre, with its two major retail hubs, Boxpark, the South End restaurant quarter and the refurbished Fairfield Halls cultural venue, is all within easy walking distance. Several Outstanding and Good Ofsted-rated schools are within a mile of the building, and Wandle Park and Park Hill Park are both a 10-minute walk.

The Opportunity

Croydon is one of South London's most active regeneration stories, with sustained investment in retail, culture, education and public realm continuing to drive rental demand and capital values. For an investor seeking a scale-freehold asset with strong, diversified income across 15 units, immediate occupancy and a clear disposal strategy, Boulevard Point is a compelling opportunity in one of London's most well-connected commuter towns.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Financial Summary

Asking Price: £7,050,000
 Gross Annual Income: £350,100 p.a.
 Gross Monthly Income: £29,175 pcm
 Net Annual Income: £303,888 p.a.
 Net Monthly Income: £25,324 pcm
 Gross Yield: ~5.0%
 Net Yield: ~4.3%
 Total Units: 15

Unit Mix
 8 x 1-bed, 7 x 3-bed

Tenure: Leasehold units with Freehold being sold as well.

SPECIFICATION

EXTERNAL FEATURES

- Velfac modern composite windows.
- Balcony – Maverick grey tile slabs.
- Stainless steel brush finished lift.

INTERNAL FEATURES

- Wooden Flooring (corridors and living rooms).
- Carpet Flooring (all bedrooms).

KITCHEN

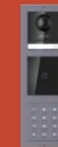
- Worktops – Cashmere global quartz.
- Square undermount kitchen sink with curved corners brushed.
- 18mm melamine MDF, soft closing doors.
- Bosch built-in single fan hot air oven.
- Bosch electric hob.
- Bosch 60cm stainless steel telescopic canopy cooker hood.
- Bosch microwave oven.
- Indesit 13 place integrated dishwasher.
- Indesit integrated 70-30 fridge freezer.

BATHROOM

- Bathroom floors – North Columbia grey floor tiles.
- Bathroom walls – White polished marble tiles.
- Scudo modern acrylic bath.

LIGHTING & ELECTRICALS

- Screwless brushed steel USB sockets (all rooms).
- Screwless brushed dimmers (bedrooms, living rooms and kitchens).
- Hikvision Gen2 modular door entry panel.
- Hikvision 7" indoor monitors with WIFI.
- Electrical towel radiator.
- Linastat thermostat control.
- Wet underfloor heating manifold.



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