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The Leaders guide to
Buy To Let

in Croydon



Investing in Croydon

The London Borough of Croydon is a modern, buzzing town in the county of Surrey, situated just 10 miles from the centre of London, and is the sixth largest business and commercial centre in the UK. Housing in Croydon varies from modern flats and two bedroom cottages, through to suburban semi-detached properties and spacious mansions.

With over 5,400 acres of natural green belt land as well as many parks and gardens, Croydon is not only a large business centre, it also has some stunning green park spaces with easy access to the North Downs and surrounding Surrey Countryside.

Shopping & attractions

Croydon has one of the best shopping centres in the South East with several department stores, most chain stores and specialist shops. There are plans to introduce more well known shops including House of Fraser, Debenhams and BHS. There is also an open air market and of course Croydon offers easy access to The Valley park trading estate where there is a large Ikea store.

Leisure

Croydon has some fabulous leisure facilities. It has two large cinemas, a varied selection of bars and restaurants, and the popular Fairfield Halls, a venue for orchestral concerts seating 2000 people, pop and rock concerts, films and children's events. Also situated in Fairfield Halls is the Ashcroft theatre hosting comedy and drama performances.

There are a wide range of sports and fitness facilities within the borough, with many areas having local swimming pools and fitness suites. Croydon's many parks also offer sporting facilities, including tennis and football and for golf fanatics there are no less than six local golf clubs.

Transport Links

Today Croydon has pioneered the re-birth of the tram, making it easier and quicker to travel around the town. This also provides access to Wimbledon in 20 minutes. Bus services in Croydon is extensive and allows easy travel to central London and to the major airports.

Both the M25 and the M23 are easily accessed from Croydon. The A23, A25 and A232 allow easy road travel to the South coast as well as Kingston, Sutton and Bromley

Schools

The borough of Croydon is the largest Local Education Authority in London. It has 94 Primary School, 21 Secondary Schools, 2 Sixth Form Colleges and Croydon College which caters for a wider range of further educational needs. There are also two City Technology Colleges in the surrounding areas of Croydon - The London School for Performing arts (The Brits school) and the Harris City Technology College.



What to buy

Please note that the figures quoted below are correct at the time of going to print however, because property prices, rental values and demand can vary dramatically depending on area and road, it is important that they are used as a guide only. For information relevant to your specific requirements, please speak to our experienced Letting Consultants who have excellent knowledge of the local market and will be happy to advise you.

Type of Property	Demand	Purchase Price (approximate)	Rent Ranges
Studio	High	£100K - £120K	£ 475 - £ 600 PCM
One bed (Purpose built)	Very High	£140K - £160K	£ 625 - £ 800 PCM
One bed (Conversion)	Very High	£140K - £160K	£ 650 - £ 775 PCM
Two bed (Conversion)	High/Very High	£180K - £200K	£775 - £1050 PCM
Two bed (Purpose built)	High/Very High	£180K - £200K	£775 - £1100 PCM
Two Bed (Terrace)	High/Very High	£180K - £215K	£ 800 - £ 950 PCM
Three bed (Semi)	Medium/High	£250K - £300K	£ 925 - £1450 PCM
Three bed (Terraced)	Medium/High	£195K - £250K	£ 900 - £1250 PCM
Detached	Medium	£350k +	£1000pcm +

Presentation

Tenants are very discerning and look for good quality fixtures and fittings, presented in clean and tidy order with tasteful décor. Properties are best presented in neutral colours such as cream, beige or white which will appeal to most tastes. Plain carpets or wooden flooring are most popular. As a minimum, the property must have a cooker or oven and hob and carpets.

