

LET PROPERTY PACK

INVESTMENT INFORMATION

The Broadway,
Wimbledon, SW19 1NL

Purchase Price of £450,000.00

186845287

 www.letproperty.co.uk





Property Description

Our latest listing is a The Broadway, Wimbledon, SW19 1NL

Get instant cash flow of **£1,525.00** per calendar month with a **4.1%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **5.3%** if the rent was increased to market rate.

With a London City Centre location that almost guarantee appreciation over the long term and reasonable rental returns with a tenant currently situated, this property will can prove to be an extremely rewarding investment for an investor.

Don't miss out on this fantastic investment opportunity...



The Broadway,
Wimbledon, SW19 1NL

186845287



Property Key Features

2 Bedroom

2 Bathroom

Ensuite

Large Rooms

Factor Fees: £0.00

Current Rent: £1,525.00

Market Rent: £2,000

Lounge



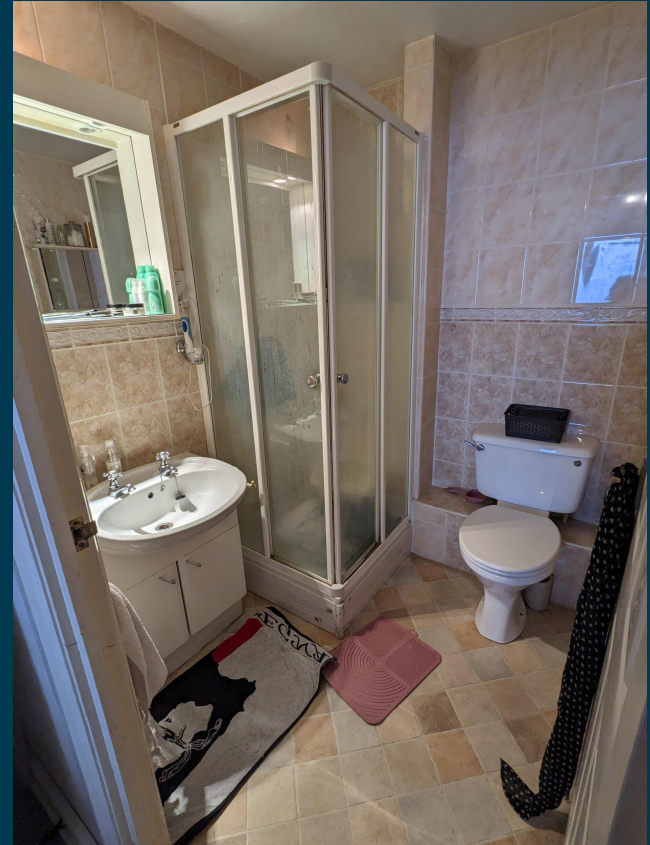
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £450,000.00 and borrowing of £337,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 450,000.00

25% Deposit	£112,500.00
Stamp Duty ADS @ 6%	£27,000.00
Legal Fees	£1,000.00
Refurbishment	£0.00
Total Investment	£140,500.00

Projected Investment Return



The monthly rent of this property is currently set at £1,525.00 per calendar month but the potential market rent is

£ 2,000



Returns Based on Rental Income	£1,525.00	£2,000
Mortgage Payments on £337,500.00 @ 5%	£1,406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£152.50	£200.00
Total Monthly Costs	£1,573.75	£1,621.25
Monthly Net Income	-£48.75	£378.75
Annual Net Income	-£585.00	£4,545.00
Net Return	-0.42%	3.23%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£545.00**
Adjusted To

Net Return **0.39%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **-£2,205.00**
Adjusted To

Net Return **-1.57%**

This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £670,000.00.



2 bedroom flat for sale

Viscount Point, The Broadway, Wimbledon

NO LONGER ADVERTISED SOLD STC

Key features

Share of freehold | Two double bedroom apartment | Two bathrooms | Beautiful open plan kitchen/reception room | Scmidt kitchen | Large ...

Marketed from 30 Jun 2021 to 23 Dec 2021 (175 days) by andrew scott robertson, Wimbledon Village

+ Add to report

Great Condition - built to new build standard

Balcony

Terrace area

Underground parking

3rd floor

874 sq ft

Bathroom and ensuite

Purchase price of £700,000

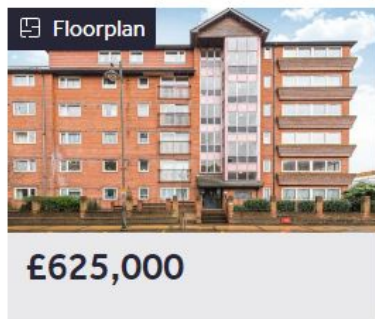
Sold for £670,000 in 2021

Flat 44, Viscount Point, 199 The Broa

Transaction history

				Det:
A	2021-11-30	£670,000		Se
A	2015-06-30	£547,000		
A	2002-08-13	£282,000		
A	2000-09-01	£182,000		
A	1996-08-23	£144,950		

This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £670,000.00.



2 bedroom apartment for sale

The Broadway, London, SW19

CURRENTLY ADVERTISED

Key features

Two double bedrooms | Third floor | Shared roof terrace | Purpose built | Modern apartment | South facing Juliet balcony | Modern kitchen | Large ...

Marketed from 10 Aug 2022 by Lauristons, Wimbledon Hill

+ Add to report
Click for more details

Good Condition - fittings throughout are a little dated

Roof terrace

Bathroom and ensuite

3rd floor

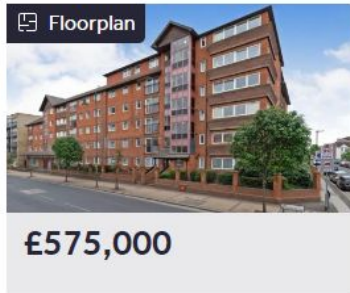
Underground parking

819 sq ft

Juliet balcony

Purchase price of £625,000

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2 bedroom flat for sale

199 The Broadway, London, SW19

NO LONGER ADVERTISED SOLD STC

Key features

No Chain | Central Location | Communal Roof Terrace | Secure Access |
Underground Parking | Two Bathrooms

Marketed from 26 May 2022 to 23 Sep 2022 (120 days) by Purplebricks, covering South West London

+ Add to report

Good Condition but bathrooms seem worn and torn
Roof terrace
Bathroom and ensuite
Underground parking
870 sq ft
Purchase price of £575,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,950.00 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

The Broadway London SW19

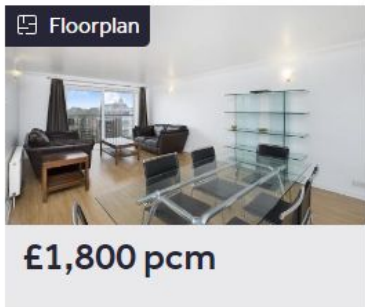
NO LONGER ADVERTISED LET AGREED

Key features

Two double bedrooms | Two bathrooms | Central Wimbledon location | Walking distance to station | Communal roof terrace | Underground ...

Marketed from 24 May 2022 to 7 Jul 2022 (43 days) by Hamptons Lettings, Wimbledon

+ Add to report



2 bedroom apartment

The Broadway, Wimbledon, SW19

CURRENTLY ADVERTISED LET AGREED

Key features

EPC EER B | Two Double Bedrooms | Large Reception | Underground Parking | Separate Kitchen | Lift Access | Two Bathrooms | Juliet Balcony

Marketed from 20 Jan 2023 by Lauristons, Wimbledon Hill

+ Add to report

Refurbishment Breakdown Report



If the property is currently tenanted then we do not recommend refurbishing the property straight away.

This refurbishment breakdown illustrates the required work from an investor if the tenant was to leave the property and they were looking to achieve a high market value around the values shown in the comparables report.

	Cost
Total Cost:	£0




Let Property Refurbishments can carry out the following works optionally on behalf of the buyer of this property. Please speak to our team for more info.



Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Standard Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 Years+**
-  Pets: **None**
-  Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



 www.letproperty.co.uk

The Broadway, Wimbledon, SW19 1NL

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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