


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Oaklands Road Bromley  
BR1 3TS

202839529

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Oaklands Road Bromley BR1 3TS

Get instant cash flow of **£1,640** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

**2 bedroom**

**1 bathroom**

**Three Piece Bathroom**

**Garden Ground**

**Factor Fees: TBC**

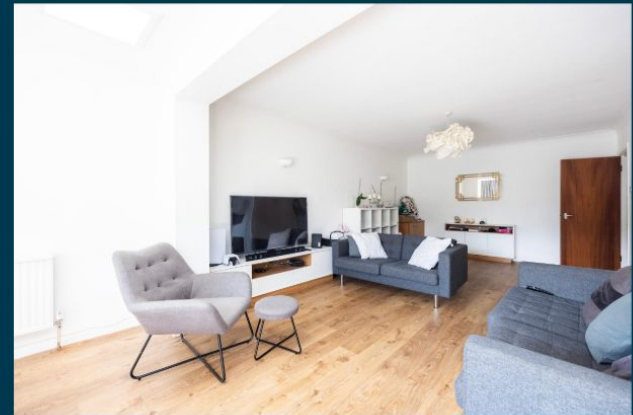
**Ground Rent: TBC**

**Lease Length: 2199**

**Current Rent: £1,640**

**Market Rent: £2,000**

# Lounge





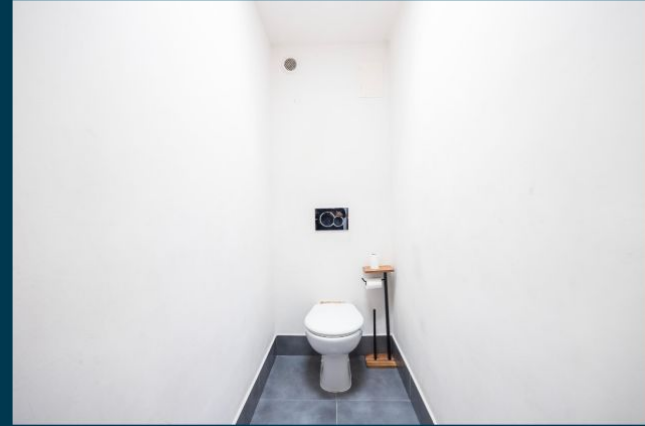
# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £350,000.00 and borrowing of £262,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 350,000.00

25% Deposit	£87,500.00
SDLT Charge	£15,500
Legal Fees	£1,000.00
Total Investment	£104,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,640 per calendar month but the potential market rent is

£ 2,000

Returns Based on Rental Income	£1,640	£2,000
Mortgage Payments on £262,500.00 @ 5%	£1,093.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£164.00	£200.00
<b>Total Monthly Costs</b>	<b>£1,272.75</b>	<b>£1,308.75</b>
<b>Monthly Net Income</b>	<b>£367.25</b>	<b>£691.25</b>
<b>Annual Net Income</b>	<b>£4,407.00</b>	<b>£8,295.00</b>
<b>Net Return</b>	<b>4.24%</b>	<b>7.98%</b>

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      **£4,295.00**  
Adjusted To

Net Return                      **4.13%**

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

Annual Net Income      **£3,045.00**  
Adjusted To

Net Return                      **2.93%**



# Sale Comparables Report



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 £350,000.



£350,000



Floorplan

## 2 bedroom apartment for sale

Oaklands Road, Bromley, BR1

+ Add to report

NO LONGER ADVERTISED

Fully tenanted investment property | £156,980 rent per annum | 4.9% Gross Rental Yield | 11.4% HP...

Marketed from 13 Apr 2021 to 13 Apr 2021 by Vesta, London



£340,000



Floorplan

## 2 bedroom flat for sale

Oaklands Road, Bromley, BR1

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

LEASEHOLD (88 YRS REMAINING) | CHAIN FREE | GARAGE | WALK IN WARDROBE | TWO DOUBLE BEDROOMS | PUR...

Marketed from 29 Nov 2022 to 2 Oct 2023 (306 days) by Capital Estate Agents, Bromley

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,650 based on the analysis carried out by our letting team at **Let Property Management**.



£2,650 pcm

## 2 bedroom apartment

Willoughby Lane, Bromley, BR1

+ Add to report

NO LONGER ADVERTISED

We are delighted to present to the market this absolutely stunning apartment  
AVAILABLE IN MARCH I...

Marketed from 23 Jan 2023 to 15 Feb 2023 (22 days) by Sinclair Hammelton, Bromley



£2,600 pcm

## 2 bedroom apartment

Southend Road, Beckenham, BR3

+ Add to report

NO LONGER ADVERTISED LET AGREED

Mezzanine | Two Double Bedrooms | High Ceilings | Stunningly finished | Off Road  
Parking Space | ...

Marketed from 3 Nov 2023 to 22 Dec 2023 (49 days) by iMove Property, Crystal Palace, London

# 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**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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.





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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.



**LETPROPERTY**