

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Yardley Lane London, E47RS

203741850











### **Property Description**

Our latest listing is in Yardley Lane London, E47

Get instant cash flow of £1,150 per calendar month with a 2.4% Gross Yield for investors.

This property has a potential to rent for £3,200 which would provide the investor a Gross Yield of 6.7% 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...







Yardley Lane London, E4 7RS



# Property Key Features

3 Bedrooms

2 Bathroom

**Good Condition** 

Open Plan Lounge / Kitchen

Factor Fees: £0.00

**Ground Rent: TBC** 

Lease Length: TBC

Current Rent: £1,150

Market Rent: £3,200

203741850

# Lounge







## Kitchen



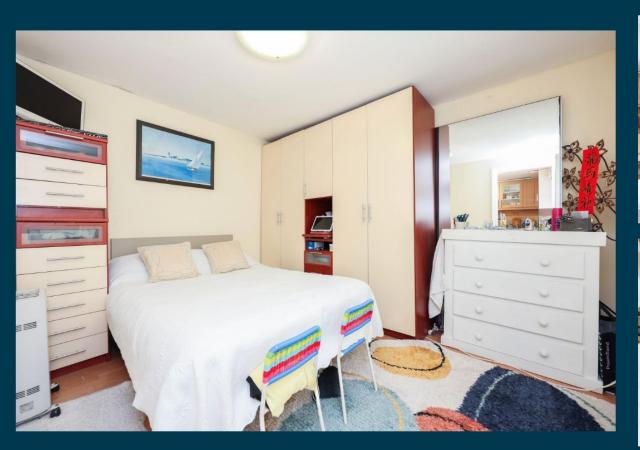






### **Bedrooms**



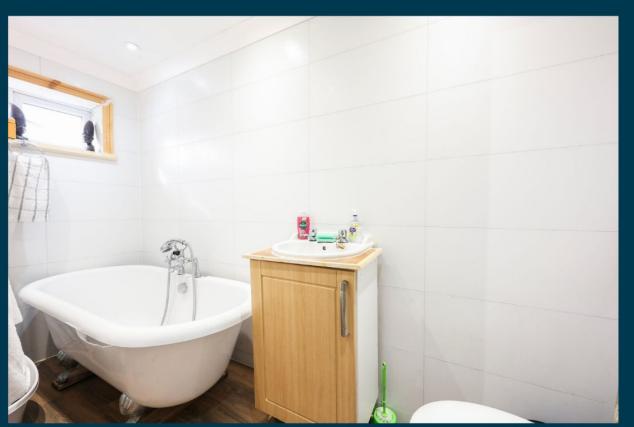




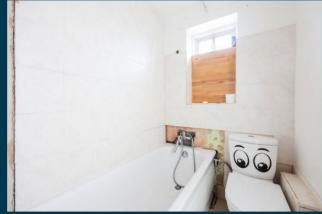


### **Bathroom**









### **Exterior**









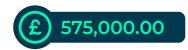
### **Initial Outlay**





Figures based on assumed purchase price of £575,000.00 and borrowing of £431,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£143,750.00** 

SDLT Charge £33,500

Legal Fees £1,000.00

Total Investment £178,250.00

### **Projected Investment Return**





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.

The monthly rent of this property is currently set at £1,150 per calendar month but the potential market rent is

	7 200
してノ	3,200

Returns Based on Rental Income	£1,150	£3,200
Mortgage Payments on £431,250.00 @ 5%	£1,796.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	ТВС	
Letting Fees	£115.00	£320.00
Total Monthly Costs	£1,926.88	£2,131.88
Monthly Net Income	-£776.88	£1,068.13
Annual Net Income	-£9,322.50	£12,817.50
Net Return	-5.23%	<b>7.19</b> %

### Return Stress Test Analysis Report





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

Annual Net Income

£6,417.50

Adjusted To

Net Return

3.60%

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

Annual Net Income

£4,192.50

Adjusted To

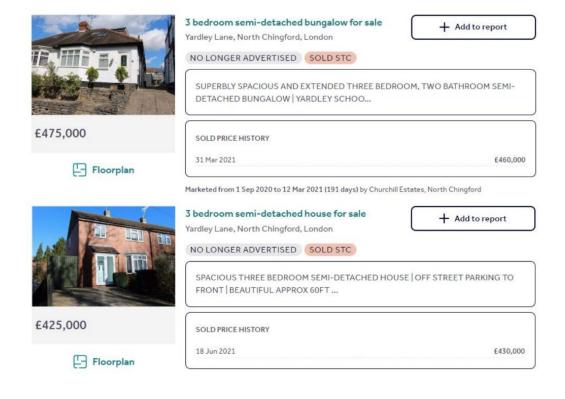
Net Return

2.35%

### 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 £460,000.



### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property**Management.



£2,500 pcm

#### 3 bedroom semi-detached house

Amesbury Drive, Chingford, E4

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1950125

Marketed from 14 Jan 2024 to 22 Jan 2024 (8 days) by OpenRent, London



£2,200 pcm

#### 3 bedroom semi-detached house

Antlers Hill, London, E4

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1805402

Marketed from 9 Sep 2023 to 20 Sep 2023 (10 days) by OpenRent, London

+ Add to report

+ Add to report

#### **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: 3 years+



Standard Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy



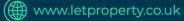
Fully compliant tenancy: Yes

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.







# Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985** 

Yardley Lane London, E4 7RS



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.