

LET PROPERTY PACK

INVESTMENT INFORMATION

Yardley Lane London, E4
7RS

203741850

 www.letproperty.co.uk





Property Description

Our latest listing is in Yardley Lane London, E4 7RS

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

203741850



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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 575,000.00

25% Deposit	£143,750.00
SDLT Charge	£33,500
Legal Fees	£1,000.00
Total Investment	£178,250.00

Projected Investment Return



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

£ 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	TBC	
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%	7.19%

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 **£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.



£475,000



3 bedroom semi-detached bungalow for sale

Yardley Lane, North Chingford, London

+ Add to report

NO LONGER ADVERTISED SOLD STC

SUPERBLY SPACIOUS AND EXTENDED THREE BEDROOM, TWO BATHROOM SEMI-DETACHED BUNGALOW | YARDLEY SCHOO...

SOLD PRICE HISTORY

31 Mar 2021 £460,000

Marketed from 1 Sep 2020 to 12 Mar 2021 (191 days) by Churchill Estates, North Chingford



£425,000



3 bedroom semi-detached house for sale

Yardley Lane, North Chingford, London

+ Add to report

NO LONGER ADVERTISED SOLD STC

SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE | OFF STREET PARKING TO FRONT | BEAUTIFUL APPROX 60FT ...

SOLD PRICE HISTORY

18 Jun 2021 £430,000

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

+ Add to report

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

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1805402

Marketed from 9 Sep 2023 to 20 Sep 2023 (10 days) by OpenRent, 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: **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.



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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.



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