

LET PROPERTY PACK

INVESTMENT INFORMATION

Tetherdown London, N10
INC

202878237

 www.letproperty.co.uk





Property Description

Our latest listing is in Tetherdown London, N10 1NG

Get instant cash flow of **£1,750** per calendar month with a **3.9%** Gross Yield for investors.

This property has a potential to rent for **£3,200** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Tetherdown London, N10
1NG

202878237



Property Key Features

2 bedroom

1 bathroom

Well kept flat

**Perfect Location for Working
Professional**

Factor Fees: £90.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,750

Market Rent: £3,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £535,000 and borrowing of £401,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 535,000.00

25% Deposit	£133,750.00
SDLT Charge	£30,300
Legal Fees	£1,000.00
Total Investment	£165,050.00

Projected Investment Return



The monthly rent of this property is currently set at £1,750 per calendar month but the potential market rent is

£ 3,200



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.



Returns Based on Rental Income	£1,750	£3,200
Mortgage Payments on £401,250.00 @ 5%	£1,671.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£90.00	
Ground Rent	Freehold	
Letting Fees	£175.00	£320.00
Total Monthly Costs	£1,951.88	£2,096.88
Monthly Net Income	-£201.88	£1,103.13
Annual Net Income	-£2,422.50	£13,237.50
Net Return	-1.47%	8.02%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,837.50**
Adjusted To

Net Return **4.14%**

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

Annual Net Income **£5,212.50**
Adjusted To

Net Return **3.16%**

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 £695,000.



£695,000

2 bedroom apartment for sale

Tetherdown, Muswell Hill, London, N10

+ Add to report

NO LONGER ADVERTISED SOLD STC

2 Bedrooms | 1 Reception | Roof terrace | Built in wardrobes | Parking first come first served | ...

Marketed from 15 Oct 2022 to 9 Feb 2023 (117 days) by Martyn Gerrard, Muswell Hill



£550,000

2 bedroom apartment for sale

Tetherdown, Muswell Hill, London, N10

+ Add to report

NO LONGER ADVERTISED SOLD STC

2 Bedrooms | 1 Reception | Private garden | Own entrance | Chain free | Potential to extend | Cen...

Marketed from 16 Mar 2022 to 20 Oct 2022 (217 days) by Martyn Gerrard, Muswell Hill

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,500 based on the analysis carried out by our letting team at **Let Property Management**.



£3,500 pcm

Floorplan

2 bedroom maisonette

Woodside Avenue, Muswell Hill, London, N10

+ Add to report

NO LONGER ADVERTISED LET AGREED

2 Bedrooms | 2 Bathrooms | Open-plan kitchen/ living area | Private patio space | Close to local ...

Marketed from 20 Sep 2023 to 27 Nov 2023 (67 days) by Martyn Gerrard, Muswell Hill



£3,500 pcm

2 bedroom apartment

Muswell Hill

+ Add to report

NO LONGER ADVERTISED

Sought After Development | Underground Parking | Balcony | Concierge & Residents Gym | Council T...

Marketed from 17 Feb 2023 to 11 Apr 2023 (52 days) by Barnard Marcus Lettings, Muswell Hill Lettings


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 Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**
Fully compliant tenancy including
EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 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

Tetherdown London, N10 1NG

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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