

LET PROPERTY PACK

INVESTMENT INFORMATION

Viewfield Close, Harrow
HA3 0PP

204596526

 www.letproperty.co.uk





Property Description

Our latest listing is in Viewfield Close, Harrow HA3 0PP

Get instant cash flow of **£1,100** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **8.0%** 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...



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HA3 0PP

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Property Key Features

Studio

1 bathroom

Great Condition

Modern Kitchen

Factor Fees: £96.60

Ground Rent: £650 per annum for combined ground rent / service charge

Lease Length: 970

Current Rent: £1,100

Market Rent: £1,400

Lounge



Kitchen



Studio



Bathroom



Exterior





Figures based on assumed purchase price of £210,000 and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 210,000.00

25% Deposit	£52,500.00
SDLT Charge	£6,300
Legal Fees	£1,000.00
Total Investment	£59,800.00

Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£ 1,400

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	£1,100	£1,400
Mortgage Payments on £157,500.00 @ 5%	£656.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£96.60	
Ground Rent	£650	
Letting Fees	£110.00	£140.00
Total Monthly Costs	£1,527.85	£1,557.85
Monthly Net Income	-£427.85	-£157.85
Annual Net Income	-£5,134.20	-£1,894.20
Net Return	-8.59%	-3.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£4,694.20**
Adjusted To

Net Return **-7.85%**

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

Annual Net Income **£2,755.80**
Adjusted To

Net Return **4.61%**

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 £369,950.



2 bedroom maisonette for sale

Viewfield Close, Harrow

+ Add to report

NO LONGER ADVERTISED SOLD STC

DOUBLE GLAZED | STORAGE HEATING | ALLOCATED PARKING | SOLE AGENTLONG LEASE | CHAIN FREE | IDEAL ...

£369,950



SOLD PRICE HISTORY

18 Mar 2021 £362,000

Marketed from 13 Nov 2020 to 2 Aug 2021 (261 days) by Hamilton Estates, Wembley



2 bedroom maisonette for sale

Viewfield Close, Kenton

+ Add to report

NO LONGER ADVERTISED SOLD STC

Two bedroom split level maisonette | Offered for sale in very good order throughout | Close to al...

£362,000



SOLD PRICE HISTORY

12 Mar 2021 £345,000

Marketed from 15 Aug 2020 to 6 Jul 2021 (324 days) by Hinton Residential, Harrow Weald

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

1 bedroom flat

Viewfield Close, Harrow, HA3

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Bills Included | Property Reference Number: 1848338

Marketed from 29 Sep 2023 to 12 Oct 2023 (13 days) by OpenRent, London



£1,850 pcm

1 bedroom apartment

285 Preston Road, Harrow, HA3

+ Add to report

NO LONGER ADVERTISED

Communal Lift | Children's Play Area | Enclosed Courtyard | Third Floor | Close To Local Amenitie...

Marketed from 18 Dec 2023 to 5 Feb 2024 (49 days) by Northwood, Harrow

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

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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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