

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Western Gateway London,  
E16 1BJ

204897487

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





## Property Description

Our latest listing is in Western Gateway London, E16 1BJ

Get instant cash flow of **£1,600** per calendar month with a **6.5%** Gross Yield for investors.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Western Gateway  
London, E16 1BJ

204897487



## Property Key Features

**1 bedroom**

**1 bathroom**

**Modern Kitchen**

**Perfect Location for Working  
Professional**

**Factor Fees: £220.00**

**Ground Rent: TBC**

**Lease Length: 110**

**Current Rent: £1,600**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £295,000 and borrowing of £221,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 295,000.00**

25% Deposit	<b>£73,750.00</b>
SDLT Charge	<b>£11,100</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£85,850.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £1,600 per calendar month.



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.



<b>Returns Based on Rental Income</b>	<b>£1,600</b>
Mortgage Payments on £221,250.00 @ 5%	<b>£921.88</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£220.00</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£160.00</b>
<b>Total Monthly Costs</b>	<b>£1,316.88</b>
<b>Monthly Net Income</b>	<b>£283.13</b>
<b>Annual Net Income</b>	<b>£3,397.50</b>
<b>Net Return</b>	<b>3.96%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£197.50**  
Adjusted To

Net Return                      **0.23%**

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

Annual Net Income      **-£1,027.50**  
Adjusted To

Net Return                      **-1.20%**

# 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

## 1 bedroom flat for sale

Western Gateway, London, E16

+ Add to report

NO LONGER ADVERTISED

Concierge Service | Gym Facilities | Great Transport Links | One Double Bedroom | Fully Integrate...

Marketed from 26 Nov 2021 to 2 Feb 2022 (67 days) by Madley Property, Surrey Quays



£345,000

## 1 bedroom flat for sale

Westgate Apartments, 14 Western Gateway, London, E16

+ Add to report

NO LONGER ADVERTISED

Spacious one bedroom apartment | Large private balcony with marina views | Concierge service | Ac...

Marketed from 2 Oct 2019 to 21 Jan 2020 (111 days) by Stirling Ackroyd Sales, Canary Wharf

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as **£1,777** based on the analysis carried out by our letting team at **Let Property Management**.



**£1,777 pcm**

## 1 bedroom apartment

Westgate Apartments, Western Gateway, Royal Docks  
E16

+ Add to report

NO LONGER ADVERTISED LET AGREED

ONE BEDROOM | 2ND FLOOR | FULLY INTEGRATED KITCHEN | UNDERFLOOR  
HEATING | 24-HOUR CONCIERGE | RE...

Marketed from 11 Sep 2023 to 11 Oct 2023 (30 days) by Chase Evans, Docklands



**£1,750 pcm**

## 1 bedroom apartment

Westgate Apartments, 14 Western Gateway, London,  
E16

+ Add to report

NO LONGER ADVERTISED LET AGREED

Available 30th November | 1 Bedroom | 1 Bathroom | 527 sq. ft | Furnished | Private  
Juliet Balcon...

Marketed from 28 Oct 2023 to 29 Dec 2023 (62 days) by Life Residential, Royal Wharf - 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](http://www.letproperty.co.uk)

Western Gateway London, E16 1BJ

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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