

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Baneberry Lodge, 21  
Huntingdon Dr, Romford  
RM3

204598868

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





## Property Description

Our latest listing is in Baneberry Lodge, 21 Huntingdon Dr, Romford, RM3

Get instant cash flow of **£1,550** per calendar month with a **4.1%** Gross Yield for investors.

**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...**



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## Property Key Features

**2 Bedroom**

**2 Bathroom**

**Lounge and Kitchen**

**Well Maintained Property**

**Factor Fees: £3150/year**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,550**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £450,000.00 and borrowing of £337,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 450,000.00

25% Deposit	£112,500.00
SDLT Charge	£23,500
Legal Fees	£1,000.00
Total Investment	£137,000.00

# 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.



<b>Returns Based on Rental Income</b>	<b>£1,550</b>
Mortgage Payments on £337,500.00 @ 5%	<b>£1,406.25</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£262.50</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£155.00</b>
<b>Total Monthly Costs</b>	<b>£1,838.75</b>
<b>Monthly Net Income</b>	<b>-£288.75</b>
<b>Annual Net Income</b>	<b>-£3,465.00</b>
<b>Net Return</b>	<b>-2.53%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£6,565.00**  
Adjusted To

Net Return                      **-4.79%**

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

Annual Net Income      **-£10,215.00**  
Adjusted To

Net Return                      **-7.46%**

# 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 £450,000.



£450,000



2 bedroom terraced house for sale  
Harwood Avenue, Ardleigh Green, Hornchurch, RM11

+ Add to report

CURRENTLY ADVERTISED

Having been improved and maintained to a high standard is this delightful two bedroom family home...

SOLD PRICE HISTORY

24 Jan 2014	£230,000
31 Jul 1998	£78,000

Marketed from 9 May 2024 by Davis Estates, Hornchurch



£450,000



3 bedroom semi-detached house for sale  
Church Road, Harold Wood

+ Add to report

CURRENTLY ADVERTISED

• Guide Price £450,000 - £475,000 • Semi Detached • Three Double Bedrooms • Two Reception Rooms • Dri...

SOLD PRICE HISTORY

18 Dec 2013	£215,000
3 Jun 2003	£195,000

Marketed from 4 Apr 2024 by Noble Residential, Hornchurch

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as **£1,550** based on the analysis carried out by our letting team at **Let Property Management**.



£1,550 pcm

2 bedroom semi-detached house  
Copperfields Way, Harold Wood, RM3

+ Add to report

NO LONGER ADVERTISED LET AGREED

0.7 MILES FROM HAROLD WOOD STATION | AVAILABLE NOW | UNFURNISHED | TWO DOUBLE BEDROOMS | GARAGE A...

SOLD PRICE HISTORY

31 Mar 2016	£290,000
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Marketed from 18 Jul 2023 to 29 Aug 2023 (42 days) by Keystones Property, Collier Row



£1,550 pcm

2 bedroom flat  
Messant Close, Harold Wood

+ Add to report

NO LONGER ADVERTISED LET AGREED

AVAILABLE MID-JUNE | TWO BEDROOMS | FULLY FITTED KITCHEN | GOOD SIZE LOUNGE | EN-SUITE TO BEDROOM...

SOLD PRICE HISTORY

24 Oct 2005	£150,000
30 Nov 2000	£79,995

# 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?**

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.



**LETPROPERTY**