

LET PROPERTY PACK

INVESTMENT INFORMATION

Thorpe Hall Mansions,
Eaton Rise, London, W5

206054739

 www.letproperty.co.uk





Property Description

Our latest listing is in Thorpe Hall Mansions, Eaton Rise, London, W5

Get instant cash flow of **£2,000** per calendar month with a **3.9%** Gross Yield for investors.

This property has a potential to rent for **£2,486** which would provide the investor a Gross Yield of **4.8%** if the rent was increased to market rate.

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...



Thorpe Hall Mansions,
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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Good Condition

Factor Fees: £3,600.00

Ground Rent: £250.00

Lease Length: 990 years

Current Rent: £2,000

Market Rent: £2,486

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £620,000.00 and borrowing of £465,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 620,000

25% Deposit	£155,000.00
SDLT Charge	37100
Legal Fees	£1,000.00
Total Investment	£193,100.00

Projected Investment Return



The monthly rent of this property is currently set at £2,000 per calendar month but the potential market rent is

£ 2,486

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	£2,000	£2,486
Mortgage Payments on £465,000.00 @ 5%	£1,937.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£3,600.00	
Ground Rent	£250.00	
Letting Fees	£200.00	£248.60
Total Monthly Costs	£6,002.50	£6,051.10
Monthly Net Income	-£4,003	-£3,565
Annual Net Income	-£48,030	-£42,781
Net Return	-24.87%	-22.15%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£47,753**
Adjusted To

Net Return **-24.73%**

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

Annual Net Income **-£49,081**
Adjusted To

Net Return **-25.42%**

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 £649,950.



£649,950

3 bedroom flat for sale

Thorpe Hall Mansions, Eaton Rise, Ealing, W5

+ Add to report

NO LONGER ADVERTISED

Purpose Built Block | Three Spacious Double Bedrooms | Large Reception Room | Kitchen with Integr...

SOLD PRICE HISTORY



£550,000

3 bedroom apartment for sale

Eaton Rise, London, W5

+ Add to report

NO LONGER ADVERTISED

Well maintained purpose built development | Easy access to Ealing Broadway | Bright and spacious ...

Marketed from 20 Jul 2021 to 8 Dec 2022 (506 days) by Stirling Ackroyd Sales, Ealing

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,950 based on the analysis carried out by our letting team at **Let Property Management**.



£2,950 pcm

3 bedroom flat

Thrope Hall, Eaton Rise, Ealing, W5

+ Add to report

NO LONGER ADVERTISED

920 SQFT | Heart of Ealing | Private balcony | Private garage | Triple glazed windows | Large 19'...

Marketed from 10 May 2023 to 6 Jul 2023 (56 days) by New Space, London



£2,000 pcm

3 bedroom apartment

Eaton Rise London W5

+ Add to report

NO LONGER ADVERTISED






Three bedroom | Shared Garage | Un-furnished | Two bathroom

SOLD PRICE HISTORY

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: **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.



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W5

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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.



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