

LET PROPERTY PACK

INVESTMENT INFORMATION

East India Dock Road,
London, E14 0EF

207641457

 www.letproperty.co.uk





Property Description

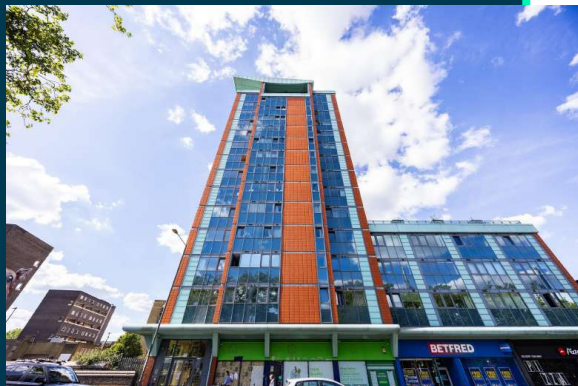
Our latest listing is in East India Dock Road, London, E14 0EF

Get instant cash flow of **£1,500** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£2,600** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

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...



East India Dock Road,
London, E14 0EF

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Property Key Features

2 Bedrooms

2 Bathrooms

A Prime Location for Working Professionals

Easy Access to Local Amenities

Factor Fees: £208 pm

Ground Rent: TBC

Lease Length: 104 years

Current Rent: £1,500

Market Rent: £2,600

Lounge



Kitchen



Bedrooms

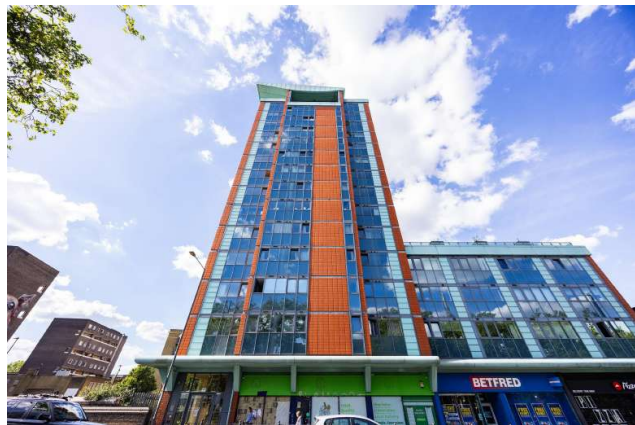


Bathroom



Exterior





Figures based on assumed purchase price of £330,000.00 and borrowing of £247,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 330,000.00

25% Deposit £82,500.00

SDLT Charge £23,000

Legal Fees £1,000.00

Total Investment £106,500.00

Projected Investment Return



The monthly rent of this property is currently set at £1,500 per calendar month but the potential market rent is

£ 2,600

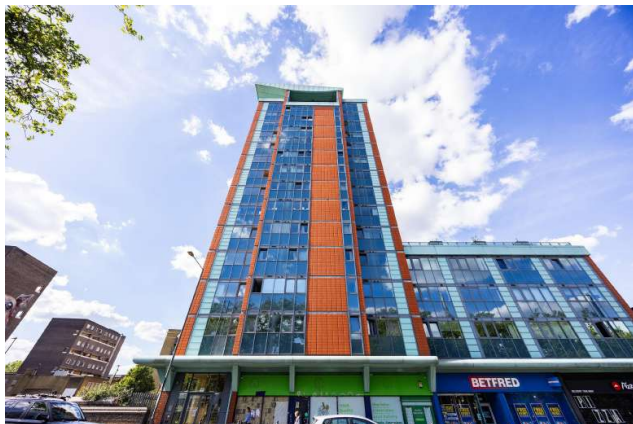


Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,500	£2,600
Mortgage Payments on £247,500.00 @ 5%	£1,031.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£208.00	
Ground Rent	TBC	
Letting Fees	£150.00	£260.00
Total Monthly Costs	£1,404.25	£1,514.25
Monthly Net Income	£95.75	£1,085.75
Annual Net Income	£1,149.00	£13,029.00
Net Return	1.08%	12.23%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,829.00**
Adjusted To

Net Return **7.35%**

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

Annual Net Income **£8,079.00**
Adjusted To

Net Return **7.59%**

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

2 bedroom apartment for sale

+ Add to report

Poplar High Street, Poplar, E14

CURRENTLY ADVERTISED

Marketed from 22 Nov 2024 by Purplebricks, covering East London

Two Bedroom Apartment | Ideal Investment Or First Time Buy | Seperate Kitchen | Close To Canary Wharf



£349,000

2 bedroom flat for sale

+ Add to report

Bygrove Street, London, E14

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 16 Jan 2025 by Franklyn James, Limehouse and Wapping

Chain Free | Spacious two bedroom property | Unique private terrace belongs to this property | Pri...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,643 based on the analysis carried out by our letting team at **Let Property Management**.



£2,643 pcm

2 bedroom flat

+ Add to report

Delancey Apartments, London E14

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jan 2024 to 29 Feb 2024 (51 days) by JLL, Canary Wharf

2 Bedroom | 2 Bathroom | Gym | Concierge | Blackwall DLR - 0.3 mile | Approx. 1,042 sq ft (97 sq ...



£2,630 pcm

2 bedroom flat

+ Add to report

Balfon Tower, Apartment 97, London, E14 0XU

NO LONGER ADVERTISED

Marketed from 12 Feb 2024 to 22 Feb 2024 (9 days) by Way of Life (Balfon Tower) LLP, Balfon Tower

Bike storage | Gym | Parking | Porter Security | Roof Terrace

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: **5 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.



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