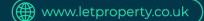


LET PROPERTY PACK

INVESTMENT INFORMATION

Boone Street, Lewisham, SE13

209066646









Property Description

Our latest listing is in Boone Street, Lewisham, SE13

Get instant cash flow of £3,150 per calendar month with a 8.2% Gross Yield for investors.

This property has a potential to rent for £3,200.00 which would provide the investor a Gross Yield of 8.3% if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Boone Street, Lewisham, SE13



Property Key Features

3 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious room

Factor Fees: £75.00

Ground Rent: £6.25

Lease Length: 160 years

Current Rent: £3,150

Market Rent: £3,200.00

209066646

Lounge









Kitchen









Bedrooms









Bathroom





Exterior







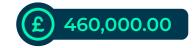
Initial Outlay





Figures based on assumed purchase price of £460,000.00 and borrowing of £345,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£115,000.00**

SDLT Charge £24,300

Legal Fees £1,000.00

Total Investment £140,300.00

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.

The monthly rent of this property is currently set at £3,150 per calendar month but the potential market rent is

3 200
3,200

Returns Based on Rental Income £3,15		£3,200.00
Mortgage Payments on £345,000.00 @ 5%	£1,437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£75.00	
Ground Rent	£6.25	
Letting Fees	£315.00	£320.00
Total Monthly Costs	£1,848.75	£1,853.75
Monthly Net Income	£1,301.25	£1,346.25
Annual Net Income	£15,615.00	£16,155.00
Net Return	11.13%	11.51%

Return Stress Test Analysis Report





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

Annual Net Income

£9,755.00

Adjusted To

Net Return

6.95%

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

Annual Net Income

£9,330.00

Adjusted To

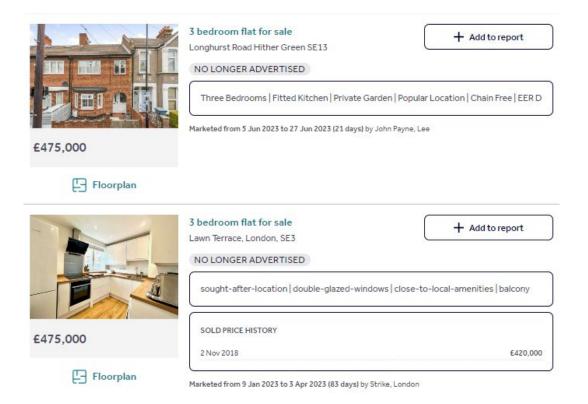
Net Return

6.65%

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 £475,000.00.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,200 based on the analysis carried out by our letting team at **Let Property**Management.



£3,250 pcm

3 bedroom apartment

Bennett Park, London

+ Add to report

CURRENTLY ADVERTISED

Three bedroom split level flat | Well presented | Heart of Blackheath Village | Close to Station ...

Marketed from 17 Jul 2024 by Anthony James, South East

Floo

Floorplan

3 bedroom flat

Independents Road, Blackheath, London, SE3

+ Add to report

NO LONGER ADVERTISED

Exceptional 3 bedroom split-level flat | Expansive reception room flooded with natural light | SI...

£3,200 pcm

Marketed from 18 Dec 2023 to 9 Mar 2024 (81 days) by Foxtons, Blackheath

Floorplan

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: Moved in within the last 2 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.





Interested in this property investment?

Call us on **0141 478 0985**

Boone Street, Lewisham, SE13



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.