

LET PROPERTY PACK

INVESTMENT INFORMATION

Southlands Road, Bromley,
BR2 9HP

208318077

 www.letproperty.co.uk





Property Description

Our latest listing is in Southlands Road, Bromley, BR2 9HP

Get instant cash flow of **£1,400** per calendar month with a **5.0%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Southlands Road,
Bromley, BR2 9HP

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Property Key Features

1 bedroom

1 bathroom

Three Piece Bathroom

Great Condition

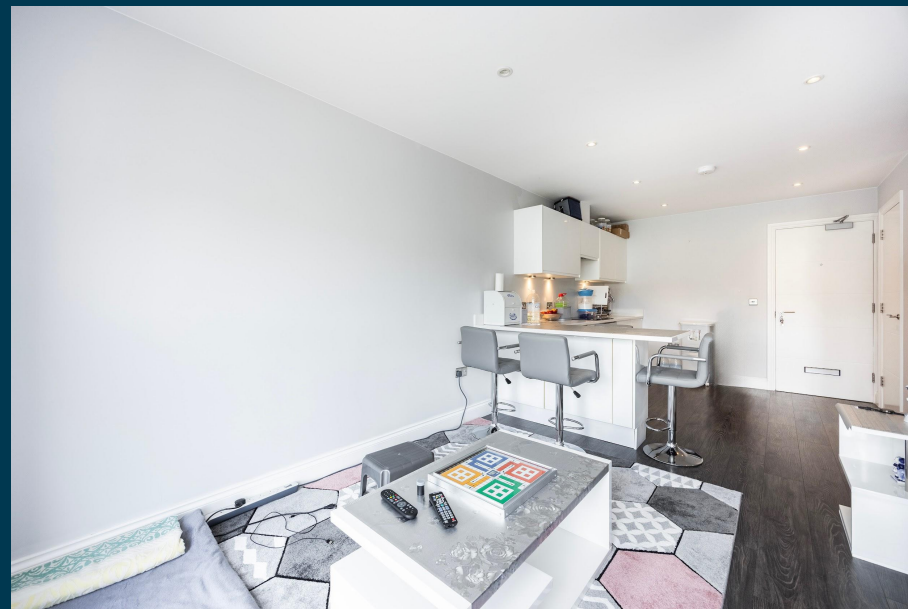
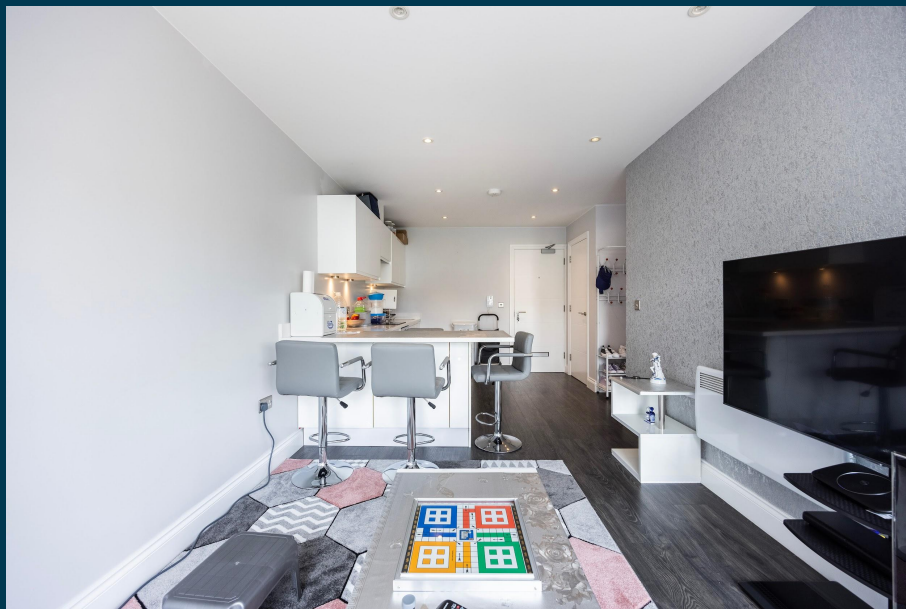
Factor Fees: TBC

Ground Rent: £300.00

Lease Length: TBC

Current Rent: £1,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £334,000.00 and borrowing of £250,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 334,000.00

25% Deposit	£83,500.00
SDLT Charge	£14,220
Legal Fees	£1,000.00
Total Investment	£98,720.00

Projected Investment Return



The monthly rent of this property is currently set at £1,400



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	£1,400
Mortgage Payments on £250,500.00 @ 5%	£1,043.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	£300.00
Letting Fees	£140.00
Total Monthly Costs	£1,498.75
Monthly Net Income	-£98.75
Annual Net Income	-£1,185.00
Net Return	-1.20%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£3,985.00**

Net Return **-4.04%**

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

Annual Net Income Adjusted To **-£2,595.00**

Net Return **-2.63%**

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 £280,000.



£280,000

1 bedroom ground maisonette for sale

Southlands Road, Bromley

+ Add to report

NO LONGER ADVERTISED SOLD STC

1 Bedroom Masionette | Own Private Entrance | Neutrally Decorated | Gated Parking

Marketed from 19 Jan 2021 to 2 Nov 2021 (286 days) by jdm, Bromley



£280,000

1 bedroom apartment for sale

Southlands Road, Bromley, Kent, BR2

+ Add to report

NO LONGER ADVERTISED

Double Bedroom | En-suite shower | Long lease | Own entrance door | Ideal FTB | Beautifully decor...

Marketed from 2 Dec 2020 to 11 Jan 2021 (40 days) by Sinclair Hammelton, Bromley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,590 based on the analysis carried out by our letting team at **Let Property Management**.



£1,590 pcm

1 bedroom flat

Bromley, Kent, BR2

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 2127436

Marketed from 20 Jun 2024 to 23 Jun 2024 (2 days) by OpenRent, London



£1,425 pcm

1 bedroom flat

Bromley Common Bromley BR2

+ Add to report

CURRENTLY ADVERTISED

One double bedroom | Spacious lounge | Modern kitchen with appliances | Allocated parking | U...

Marketed from 26 Jul 2024 by Kinleigh Folkard & Hayward - Lettings, Bromley

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.



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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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