

LET PROPERTY PACK

INVESTMENT INFORMATION

Kingston Road, London,
SW19

209160337

 www.letproperty.co.uk





Property Description

Our latest listing is in Kingston Road, London, SW19

Get instant cash flow of **£2,250** per calendar month with a **5.7%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Kingston Road, London,
SW19

209160337



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen and Bathroom

Factor Fees: £1700

Ground Rent: £50

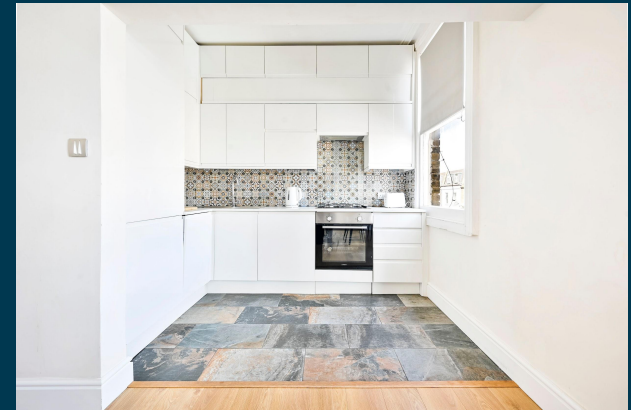
Lease Length: 97 years

Current Rent: £2,250

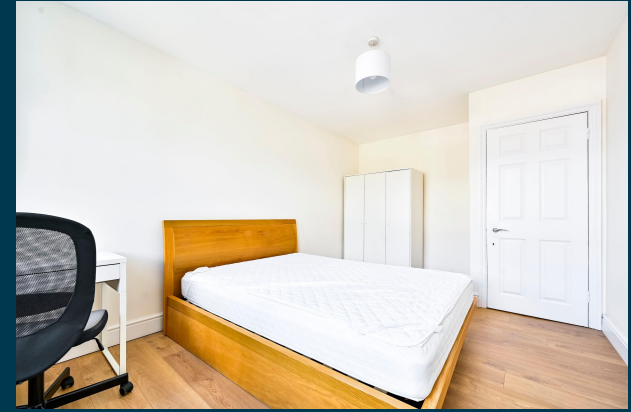
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £475,000.00 and borrowing of £356,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 475,000

25% Deposit	£118,750.00
SDLT Charge	25500
Legal Fees	£1,000.00
Total Investment	£145,250.00

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.



Returns Based on Rental Income	£2,250
Mortgage Payments on £356,250.00 @ 5%	£1,484.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£50.00
Letting Fees	£225.00
Total Monthly Costs	£1,774.38
Monthly Net Income	£476
Annual Net Income	£5,708
Net Return	3.93%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,208**
Adjusted To

Net Return **0.83%**

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

Annual Net Income **-£818**
Adjusted To

Net Return **-0.56%**

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 £550,000.



£550,000

2 bedroom flat for sale

Kingston Road, Wimbledon, London, SW19

NO LONGER ADVERTISED

UNDER OFFER

+ Add to report

Beautiful 2 bedroom 1st floor duplex flat | En Suite main bedroom on mezzanine level | High ceili...

Marketed from 23 Oct 2020 to 23 Apr 2021 (181 days) by Foxtons, Wimbledon



£400,000

2 bedroom flat for sale

Kingston Road, Wimbledon, SW19

NO LONGER ADVERTISED

+ Add to report

Two bedroom | Conversion flat | Top floor flat | Modern kitchen | Off street parking | 0.4 miles ...

Marketed from 11 Sep 2020 to 2 Nov 2020 (52 days) by Lauristons, Wimbledon Hill

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,650 based on the analysis carried out by our letting team at **Let Property Management**.



£2,650 pcm

2 bedroom flat

Kingston Road, SW19

+ Add to report

NO LONGER ADVERTISED

2 Bedrooms | Part Furnished | Off-street parking | SHORET LET - ALL BILLS INCLUDED
| Central loca...

Marketed from 1 Jul 2021 to 13 Aug 2021 (43 days) by Winchester White, Wimbledon



£2,000 pcm

2 bedroom flat

Kingston Road Wimbledon SW19

+ Add to report

NO LONGER ADVERTISED






- Available with a Zero Deposit guarantee | - Two double bedrooms | - Spacious
reception room | -...

Marketed from 22 Jul 2022 to 15 Aug 2022 (23 days) by Kinleigh Folkard & Hayward - Lettings, Wimbledon

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: **1 year+**
-  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.



www.letproperty.co.uk

Kingston Road, London, SW19

209160337

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