

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 **6.1%** Gross Yield for investors.

With tenants 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...



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Property Key Features

2 bedrooms

1 bathroom

Spacious Lounge

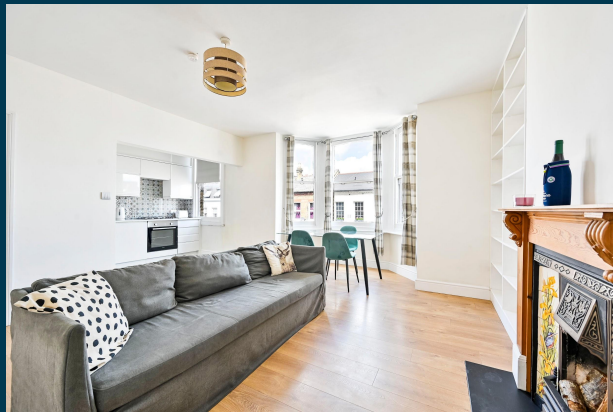
Modern Kitchen and Bathroom

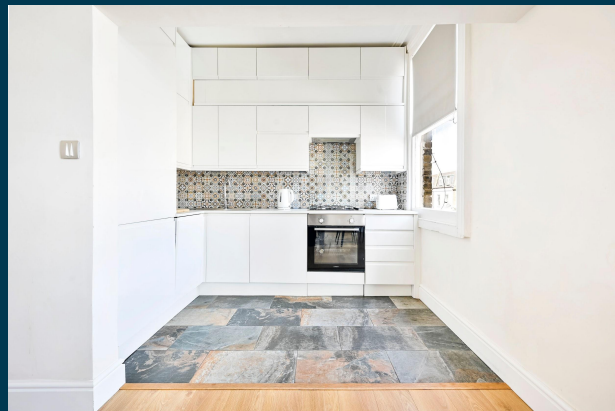
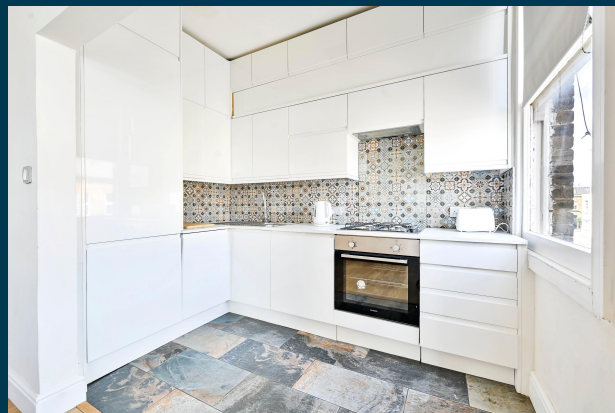
Factor Fees: 141 PM

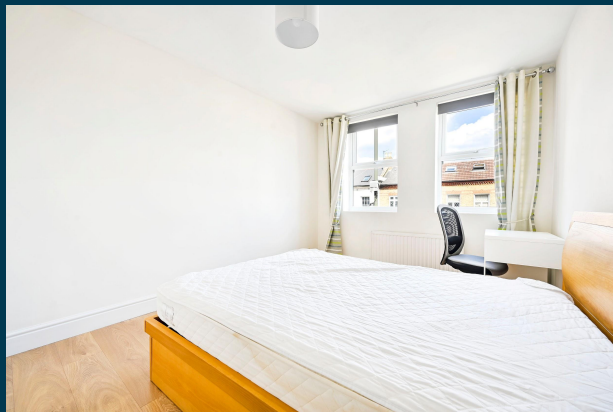
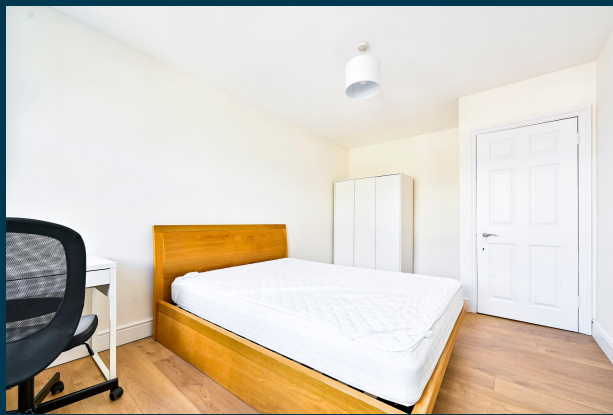
Ground Rent: £4.00 PM

Lease Length: 96 years

Current Rent: £2,250







Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £444,150.00 and borrowing of £333,112.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 444,150.00

25% Deposit

£111,037.50

SDLT Charge

£34,415

Legal Fees

£1,000.00

Total Investment

£146,452.50

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 £333,112.50 @ 5%	£1,387.97
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	141 PM
Ground Rent	£4.00 PM
Letting Fees	£225.00
Total Monthly Costs	£1,631.97
Monthly Net Income	£618.03
Annual Net Income	£7,416.38
Net Return	5.06%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,916.38**
Adjusted To

Net Return **1.99%**

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

Annual Net Income **£802.13**
Adjusted To

Net Return **0.55%**

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.



£475,000

2 bedroom flat for sale

[+ Add to report](#)

Kingston Road, Wimbledon

NO LONGER ADVERTISED

Marketed from 4 May 2024 to 23 Jul 2024 (80 days) by Kinleigh Folkard & Hayward - Sales, Wimbledon



£450,000

2 bedroom flat for sale

[+ Add to report](#)

Kingston Road, South Wimbledon, London, SW19

NO LONGER ADVERTISED

Marketed from 21 May 2021 to 16 Aug 2021 (87 days) by Foxtons, Wimbledon

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**



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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