

LET PROPERTY PACK

INVESTMENT INFORMATION

St. James Road, London, E15

208782264











Property Description

Our latest listing is in St. James Road, London, E15

Get instant cash flow of £2,000 per calendar month with a 5.2% Gross Yield for investors.

This inviting home offers a bright, open layout with spacious bedrooms and a modern kitchen. Enjoy a cozy living area, all in a convenient, desirable neighborhood.

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







St. James Road, London, E15



Property Key Features

2 bedroom

1 bathroom

Spacious rooms

Large kitchen

Factor Fees: 120 a month

Ground Rent: TBC

Lease Length: 174

Current Rent: £2,000

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Lounge









Kitchen

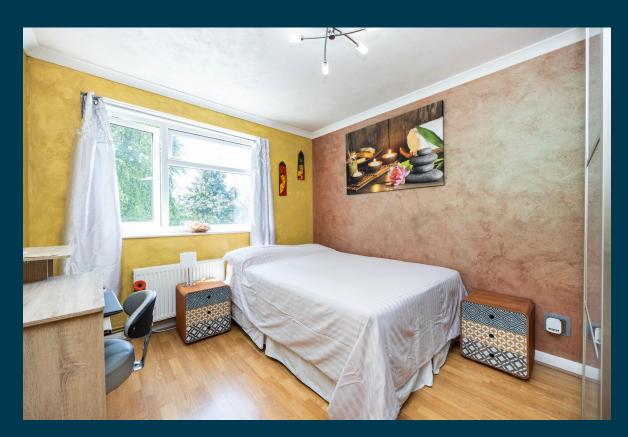






Bedrooms



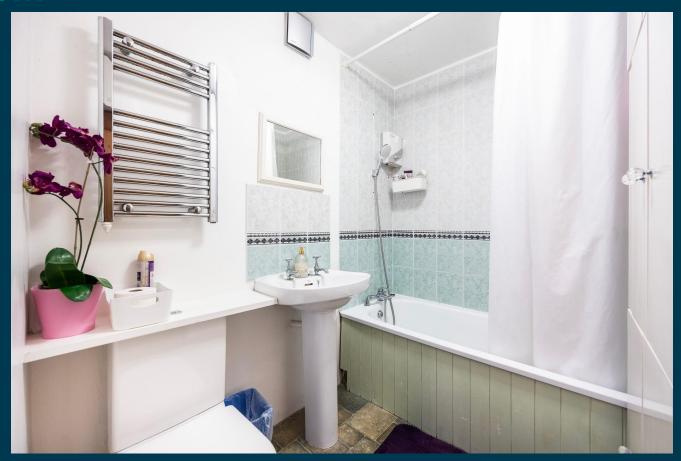






Bathroom





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 £2,000 per calendar month.

Returns Based on Rental Income	£2,000
Mortgage Payments on £345,000.00 @ 5%	£1,437.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£200.00
Total Monthly Costs	£1,652.50
Monthly Net Income	£347.50
Annual Net Income	£4,170.00
Net Return	2.97%

Return Stress Test Analysis Report





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

Annual Net Income

-£17,430.00

Adjusted To

Net Return

-12.42%

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

Annual Net Income

-£24,330.00

Adjusted To

Net Return

-17.34%

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 £610,000.



£610,000

3 bedroom terraced house for sale

St. James Road, London

NO LONGER ADVERTISED SOLD STC

Three Bedroom House | Three Reception Rooms | First Floor Bathroom | Well Presented | Short Walk ...

SOLD PRICE HISTORY



£575,000

3 bedroom house for sale

St. James Road, Stratford, London

NO LONGER ADVERTISED

Victorian Terraced House | Room to Extend STPP | 3 Bedrooms | Double Living Room | Separate Dinin...

SOLD PRICE HISTORY

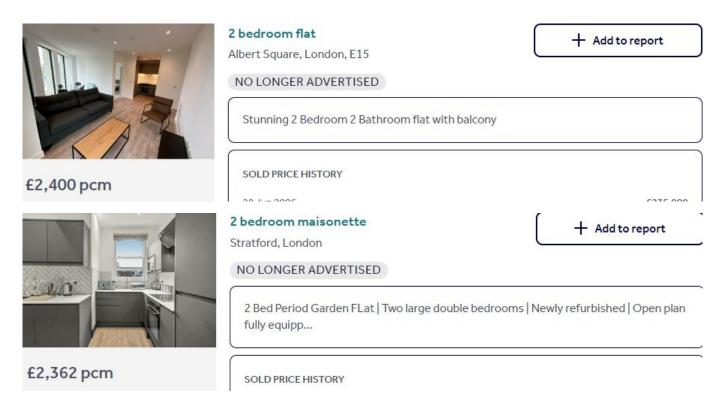
+ Add to report

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,400 based on the analysis carried out by our letting team at **Let Property**Management.



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**



St. James Road, London, E15



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.