

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Saffron Central Square,  
Croydon, CR0 2GL

209600823

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Saffron Central Square, Croydon, CR0 2GL

Get instant cash flow of **£2,200** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£2,500** which would provide the investor a Gross Yield of **5.9%** if the rent was increased to market rate.

**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...



Saffron Central Square,  
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## Property Key Features

**3 bedrooms**

**1 bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: 501 PM**

**Ground Rent: 19 pm**

**Lease Length: 986 years**

**Current Rent: £2,200**

**Market Rent: £2,500**

# Lounge

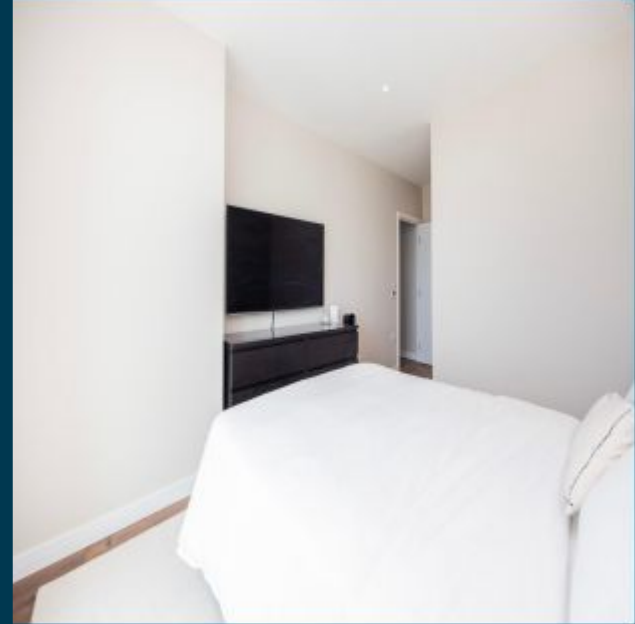


# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £512,000.00 and borrowing of £384,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 512,000.00**

25% Deposit	<b>£128,000.00</b>
SDLT Charge	<b>£41,200</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£170,200.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £2,200 per calendar month but the potential market rent is

£2,500



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	£2,200	£2,500
Mortgage Payments on £384,000.00 @ 5%	£1,600.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£501 PM	
Ground Rent	£19 pm	
Letting Fees	£220.00	£250.00
Total Monthly Costs	£1,835.00	£1,865.00
Monthly Net Income	£365.00	£635.00
Annual Net Income	£4,380.00	£7,620.00
Net Return	2.57%	4.48%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,620.00**  
Adjusted To

Net Return                      **1.54%**

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


Annual Net Income      **-£60.00**  
Adjusted To

Net Return                      **-0.04%**

# 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 £530,000.



**£530,000**

### 3 bedroom apartment for sale


London Square Croydon, Croydon, CR0

**NO LONGER ADVERTISED**

Marketed from 31 May 2024 to 26 Mar 2025 (299 days) by Purplebricks New Homes, Nationwide

3 Bedroom Apartment | High Specification And Design Throughout | Private Winter Garden | En-Suite...

[+ Add to report](#)



**£525,000**

### 3 bedroom apartment for sale

Rossetti Apartments, Saffron Central Square, Croydon, CR0

**NO LONGER ADVERTISED**

Marketed from 25 Jul 2019 to 15 Apr 2024 (1725 days) by 1st Avenue, Surrey

Opposite Westfields site | Fantastic rental yields | Gym | 24 hour Concierge

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,506 based on the analysis carried out by our letting team at **Let Property Management**.



£2,506 pcm

### 3 bedroom apartment

George Street, Croydon, London, CR0

NO LONGER ADVERTISED

Marketed from 3 Sep 2024 to 4 Sep 2024 by Greystar, Ten Degrees, Croydon

3 bedroom, 2 bathroom Luxury Apartment on the 15th floor | Great Security with 24h Concierge, we ...

+ Add to report



£2,502 pcm

### 3 bedroom apartment

George Street, Croydon, CR0

NO LONGER ADVERTISED LET AGREED

Marketed from 30 Jul 2024 to 1 Aug 2024 (2 days) by Home Made, London

4 weeks rent free | Break Clauses as Standard for Ultimate Flexibility | 24/7 Access to Concierge...

+ Add to report



# 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

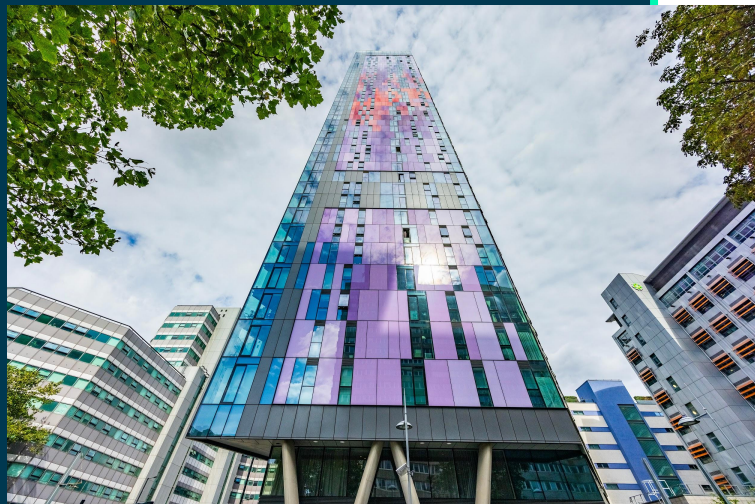


Current term of tenancy: **Moved in within the last 2 years**



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.



**LETPROPERTY**