

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Shaftesbury Road, London, E7

210114371











### **Property Description**

Our latest listing is in Shaftesbury Road, London, E7

Get instant cash flow of £1,200 per calendar month with a 5.1% Gross Yield for investors.

This property has a potential to rent for £1,640 which would provide the investor a Gross Yield of 7.0% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

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







Shaftesbury Road, London, E7



## **Property Key Features**

1 Bedroom

1 Bathroom

**Spacious Room** 

Large Kitchen

**Factor Fees and Ground Rent:** 

£133.00 PM

Lease Length: 103 years

Current Rent: £1,200

Market Rent: £1,640

210114371

## Lounge



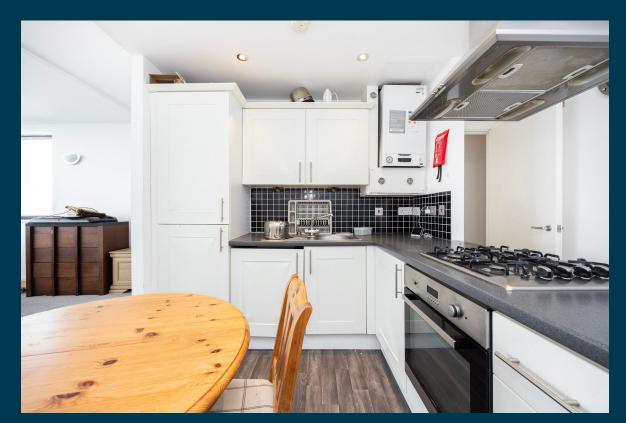






## Kitchen









## **Bedrooms**







## **Bathroom**







## **Exterior**









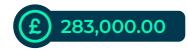
## **Initial Outlay**





Figures based on assumed purchase price of £283,000.00 and borrowing of £212,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£70,750.00** 

SDLT Charge £18,300

Legal Fees £1,000.00

Total Investment £90,050.00

## **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 £1,200 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,200	£1,640
Mortgage Payments on £212,250.00 @ 5%	£884.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees and Ground Rent	£133.00	
Letting Fees	£120.00	£164.00
Total Monthly Costs	£1,152.38	£1,196.38
Monthly Net Income	£47.63	£443.63
Annual Net Income	£571.50	£5,323.50
Net Return	0.63%	<b>5.91%</b>

## **Return Stress Test Analysis** Report





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

£2,043.50

Annual Net Income

**Adjusted To** 

Net Return 2.27%

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

Annual Net Income

£1,078.50

**Adjusted To** 

Net Return

1.20%

## 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 £350,000.



£350,000

#### 1 bedroom flat for sale

+ Add to report

Forest Gate, Upton Park, London, E7

#### NO LONGER ADVERTISED

Marketed from 20 Jul 2023 to 22 Aug 2023 (32 days) by Foxtons, Stratford



£290,000

#### 1 bedroom flat for sale

+ Add to report

Shaftesbury Road, London

#### NO LONGER ADVERTISED

Marketed from 27 Jun 2023 to 7 Aug 2024 (406 days) by Douglas Allen, East Ham

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at **Let Property Management**.



£3,000 pcm

#### 1 bedroom flat

+ Add to report

The Beeches, Manor Park, London, E12

#### NO LONGER ADVERTISED

Marketed from 13 Oct 2022 to 15 Oct 2022 (1 days) by Foxtons, Stratford



£2,600 pcm

#### 1 bedroom flat

+ Add to report

Radlett Close, Stratford, London, E7

#### (NO LONGER ADVERTISED)

Marketed from 15 Dec 2022 to 16 Dec 2022 by Foxtons, Stratford

#### **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** 



Shaftesbury Road, London, E7



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.