

LET PROPERTY PACK

INVESTMENT INFORMATION

Kirkham Road, London, E6

210219690

 www.letproperty.co.uk





Property Description

Our latest listing is in Kirkham Road, London, E6

Get instant cash flow of **£1,300** per calendar month with a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£1,600** which would provide the investor a Gross Yield of **5.6%** if the rent was increased to market rate.

With a tenant currently situated.. A space that has been kept in good condition and a potential rental income that can ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Kirkham Road, London,
E6

210219690



Property Key Features

1 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 43 years

Current Rent: £1,300

Market Rent: £1,600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 345,000.00

25% Deposit £86,250.00

SDLT Charge £15,100

Legal Fees £1,000.00

Total Investment £102,350.00

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 £1,300 per calendar month but the potential market rent is

£ 1,600

Returns Based on Rental Income	£1,300	£1,600
Mortgage Payments on £258,750.00 @ 5%	£1,078.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£130.00	£160.00
Total Monthly Costs	£1,223.13	£1,253.13
Monthly Net Income	£76.88	£346.88
Annual Net Income	£922.50	£4,162.50
Net Return	0.90%	4.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£962.50**
Adjusted To

Net Return **0.94%**

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

Annual Net Income **-£1,012.50**
Adjusted To

Net Return **-0.99%**

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 £350,000.00.

 £350,000	1 bedroom end of terrace house for sale + Add to report Alestan Beck Road, Beckton, E16 NO LONGER ADVERTISED SOLD STC Marketed from 30 Mar 2023 to 2 Jan 2024 (277 days) by Spencer James Residential, London One Bedroom House Modern Kitchen and Bathroom Large Double Bedroom Full UPVC Double Glazin...  Sold price history: View  Floor plan: View
 £350,000	1 bedroom apartment for sale + Add to report White Horse Lane, London E1 NO LONGER ADVERTISED Marketed from 23 Mar 2023 to 20 Apr 2023 (28 days) by Felicity J Lord, Bow One bedroom First floor Open plan Stepney Green station Local amenities First time purc...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.

 £1,650 pcm	1 bedroom flat + Add to report Harrier Way, London, E6 NO LONGER ADVERTISED LET AGREED Marketed from 23 Nov 2023 to 11 Dec 2023 (18 days) by Rayners, Hackney 2 bedrooms Living room Newly fitted kitchen Bathroom/WC Economy 7 heating Partly refurb...  Sold price history: View  Floor plan: View
 £1,600 pcm	1 bedroom flat + Add to report Hadleigh Walk, Beckton, E6 CURRENTLY ADVERTISED Marketed from 30 Aug 2024 by Highcastle Estates, Stratford Bright & Spacious Ground Floor Flat is now available! Boasting fresh white walls with a double be...

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.



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