

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Harry Zeital Way London,  
E5 9RE

207171243

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





## Property Description

Our latest listing is in Harry Zeital Way London, E5 9RE

Get instant cash flow of **£1,900** per calendar month with a **4.2%** Gross Yield for investors.

This property has a potential to rent for **£3,000** which would provide the investor a Gross Yield of **6.7%** 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 make for a rewarding addition to an investors portfolio.**

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



Harry Zeital Way London,  
E5 9RE

207171243



## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Good Condition**

**Perfect Location for Working  
Professionals**

**Factor Fees: £333 pm**

**Ground Rent: £10 pm**

**Lease Length: 107 years**

**Current Rent: £1,900**

**Market Rent: £3,000**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £540,000.00 and borrowing of £405,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 540,000.00

25% Deposit £135,000.00

SDLT Charge £44,000

Legal Fees £1,000.00

Total Investment £180,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,900 per calendar month but the potential market rent is

£ 3,000



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	£1,900	£3,000
Mortgage Payments on £405,000.00 @ 5%	£1,687.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£333.00	
Ground Rent	£10.00	
Letting Fees	£190.00	£300.00
Total Monthly Costs	£2,235.50	£2,345.50
Monthly Net Income	-£335.50	£654.50
Annual Net Income	-£4,026.00	£7,854.00
Net Return	-2.24%	4.36%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,854.00**  
Adjusted To

Net Return                      **1.03%**

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

Annual Net Income      **-£126.00**  
Adjusted To

Net Return                      **-0.07%**

# 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 £675,000.



£675,000

## 2 bedroom penthouse for sale

+ Add to report

Essex Wharf, London, E5

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Apr 2023 to 20 Sep 2023 (152 days) by Stirling Ackroyd Sales, Clapton

Brand new penthouse apartment | Wrap around roof terrace | Two bathrooms (one en-suite) | River v...

Floor plan:

[View](#)



£660,000

## 2 bedroom flat for sale

+ Add to report

Southwold Road, London, E5

CURRENTLY ADVERTISED

SOLD STC

Marketed from 28 May 2024 by Keatons, Hackney



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,500 based on the analysis carried out by our letting team at **Let Property Management**.



£3,500 pcm

## 2 bedroom flat

+ Add to report

De Havilland Studios, London

NO LONGER ADVERTISED

Marketed from 7 Nov 2023 to 22 Dec 2023 (44 days) by Love Living, Hackney

loft warehouse living | 1054sqft of living accommodation | Unfurnished blank canvas | Recently mo...

Floor plan:

[View](#)



£3,250 pcm

## 2 bedroom apartment

+ Add to report

Theydon Road London E5

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jun 2024 to 13 Aug 2024 (46 days) by Hamptons, Islington

# 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**