

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Studley Rd London E7

209131830

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





## Property Description

Our latest listing is in Studley Rd London E7

Get instant cash flow of **£1,500** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£2,000** 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 make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Well-Maintained Property**

**Factor Fees: £1200.00**

**Ground Rent: TBC**

**Lease Length: 100 years**

**Current Rent: £1,500**

**Market Rent: £2,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







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

The monthly rent of this property is currently set at £1,500 per calendar month but the potential market rent is

£ 2,000



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	£1,500	£2,000
Mortgage Payments on £258,750.00 @ 5%	<b>£1,078.13</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£100.00</b>	
Ground Rent	<b>TBC</b>	
Letting Fees	<b>£150.00</b>	<b>£200.00</b>
<b>Total Monthly Costs</b>	<b>£1,343.13</b>	<b>£1,393.13</b>
<b>Monthly Net Income</b>	<b>£156.88</b>	<b>£606.88</b>
<b>Annual Net Income</b>	<b>£1,882.50</b>	<b>£7,282.50</b>
<b>Net Return</b>	<b>1.84%</b>	<b>7.12%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,282.50**  
Adjusted To

Net Return                      **3.21%**

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

Annual Net Income      **£2,107.50**  
Adjusted To

Net Return                      **2.06%**

# 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

## 2 bedroom flat for sale

+ Add to report

Studley Road, Forest Gate, London, E7

NO LONGER ADVERTISED

Marketed from 20 Jul 2023 to 8 Nov 2023 (110 days) by Foxtons, Stratford

Charming and bright 2 bedroom flat with shared garden | 1st floor flat in a period conversion | R...

Sold price history:

[View](#)

Floor plan:

[View](#)



£300,000

## 2 bedroom flat for sale

+ Add to report

Studley Road, Forest Gate, London, E7

NO LONGER ADVERTISED

Marketed from 25 Apr 2024 to 25 Jul 2024 (90 days) by Foxtons, Stratford

Excellent location | Large double bedroom | Separate kitchen | Smart bathroom | Good size recepti...

Floor plan:

[View](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

## 2 bedroom ground floor flat

+ Add to report

Green Street

NO LONGER ADVERTISED

Marketed from 15 Feb 2024 to 19 Feb 2024 (4 days) by Scraye, London

Refurbished | High ceilings | Big windows | Washer | Freezer

 Floor plan:

[View](#)



£2,000 pcm

## 2 bedroom flat

+ Add to report

Upton Lane, Forest Gate, London, E7

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Sep 2023 to 24 Oct 2023 (49 days) by Your Move Lettings, Forest Gate

Immaculately Presented | Newly Built Development | Mixture of 1-3 Bedrooms | Unfurnished Property...

# 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: **4 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.



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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**