

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Tollgate Road, London, E6

210213082

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





## Property Description

Our latest listing is in Tollgate Road, London, E6.

Get instant cash flow of **£1,400** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£1,850** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Tollgate Road, London, E6

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Modern Kitchen**

**Spacious Kitchen**

**Factor Fees: £167.00 PM**

**Ground Rent: £2.00 PM**

**Lease Length: 90**

**Current Rent: £1,400**

**Market Rent: £1,850**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £335,000.00 and borrowing of £251,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 335,000.00

25% Deposit	£83,750.00
SDLT Charge	£21,000
Legal Fees	£1,000.00
Total Investment	£105,750.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,400 per calendar month but the potential market rent is

£ 1,850



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	£1,400	£1,850
Mortgage Payments on £251,250.00 @ 5%	£1,046.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£167.00	
Ground Rent	£2.00	
Letting Fees	£140.00	£185.00
<b>Total Monthly Costs</b>	<b>£1,370.88</b>	<b>£1,415.88</b>
<b>Monthly Net Income</b>	<b>£29.13</b>	<b>£434.13</b>
<b>Annual Net Income</b>	<b>£349.50</b>	<b>£5,209.50</b>
<b>Net Return</b>	<b>0.33%</b>	<b>4.93%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,509.50**  
Adjusted To

Net Return                      **1.43%**

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

Annual Net Income      **£208.50**  
Adjusted To

Net Return                      **0.20%**

# 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 £280,000.00.



£280,000

## 2 bedroom flat for sale

+ Add to report

Angelica Drive, Beckton, E6

NO LONGER ADVERTISED UNDER OFFER

Marketed from 1 Oct 2022 to 15 Nov 2024 (775 days) by Kurtis Property, Ilford

Ground Floor Apartment | Close to Beckton DLR (Under 400 Yards) | Two Double Bedrooms | Modern Fi...



£275,000

## 2 bedroom flat for sale

+ Add to report

Wolsey Avenue, East Ham, London, E6

NO LONGER ADVERTISED

Marketed from 7 Nov 2024 to 20 Feb 2025 (105 days) by Foxtons, Stratford

A well presented 3 bedroom flat | Set over the 2nd and 3rd floors with a ground floor entrance | ...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,900 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom flat** + Add to report

Roman Road, East Ham, London, E6 3ST

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 28 Aug 2024 to 5 Nov 2024 (69 days) by Hunters, Plaistow

TWO BEDROOMS | FIRST FLOOR FLAT FLAT | OPEN LOUNGE | KITCHEN AREA | JULIET BALCONY OVERLOOKING G...

**£1,900 pcm**



**2 bedroom flat** + Add to report

Angelica Drive, London, E6

**CURRENTLY ADVERTISED**

Marketed from 6 Jan 2025 by Quest London, London

MODERN PURPOSE BUILT APARTMENT | IMMACULATE FINISH THROUGHOUT | TWO WELL PROPORTIONED BEDROOMS | ...

**£1,898 pcm**

# 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**