

LET PROPERTY PACK

INVESTMENT INFORMATION

Paxton Road, London,
SE23

214279364

 www.letproperty.co.uk





Property Description

Our latest listing is in Paxton Road, London, SE23

Get instant cash flow of **£6,050** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£6,725** which would provide the investor a Gross Yield of **7.6%** 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...



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Property Key Features

Portfolio of 5 Flats

5 Bathrooms

Modern and Good Condition

Allocated Parking

Factor Fees: £860.00

Ground Rent: £37.50

Lease Length: 90 years

Current Rent: £6,050

Market Rent: £6,725

Lounge/Bedroom



Kitchen



Bathroom



Exterior





Figures based on assumed purchase price of £1,063,000.00 and borrowing of £797,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 1,063,000

25% Deposit	£265,750.00
SDLT Charge	79440
Legal Fees	£1,000.00
Total Investment	£346,190.00

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 £6,050 per calendar month but the potential market rent is

£ 6,725

Returns Based on Rental Income	£6,050	£6,725
Mortgage Payments on £797,250.00 @ 5%	£3,321.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£860.00	
Ground Rent	£37.50	
Letting Fees	£605.00	£672.50
Total Monthly Costs	£4,839.38	£4,906.88
Monthly Net Income	£1,211	£1,818
Annual Net Income	£14,528	£21,818
Net Return	4.20%	6.30%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,368**
Adjusted To

Net Return **2.42%**

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

Annual Net Income **£6,322**
Adjusted To

Net Return **1.83%**

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 £1,000,000.



£1,000,000

5 bedroom semi-detached house for sale

Perry Rise, Forest Hill, SE23

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Sep 2024 to 3 Feb 2025 (154 days) by eXp UK, London

+ Add to report



£825,000

5 bedroom semi-detached house for sale

Queenswood Road, Forest Hill

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Jan 2022 to 8 Jun 2022 (136 days) by Kinleigh Folkard & Hayward - Sales, Forest Hill

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £7,500 based on the analysis carried out by our letting team at **Let Property Management**.



£7,500 pcm

7 bedroom detached house

Exbury Road, London

NO LONGER ADVERTISED

Marketed from 7 Feb 2024 to 30 May 2024 (113 days) by APX PROPERTIES, Bromley

+ Add to report



£3,000 pcm

5 bedroom semi-detached house

April Glen, London, SE23

NO LONGER ADVERTISED

Marketed from 25 Nov 2024 to 5 Dec 2024 (10 days) by OpenRent, London

+ Add to report

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: **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.



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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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