

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Paxton Road, London, SE23 2QG

214279364











## **Property Description**

Our latest listing is in Paxton Road, London, SE23 2QG

Get instant cash flow of £6,050 per calendar month with a 7.0% Gross Yield for investors.

This property has a potential to rent for £6,725 which would provide the investor a Gross Yield of 7.8% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Paxton Road, London, SE23 2QG



# Property Key Features

Portfolio of 5 Flats

5 Bathrooms

**Modern and Good Condition** 

**Allocated Parking** 

Factor Fees: £0.00

**Ground Rent: TBC** 

Lease Length: 91 years

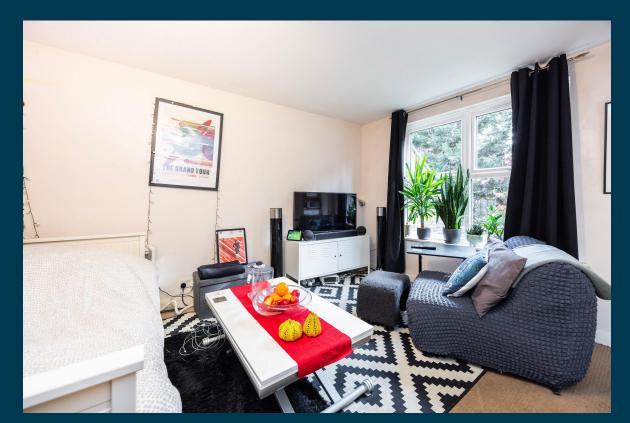
Current Rent: £6,050

Market Rent: £6,725

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# Lounge/Bedroom









# Kitchen





# Bathroom





## **Exterior**







## **Initial Outlay**





Figures based on assumed purchase price of £1,035,000.00 and borrowing of £776,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£258,750.00** 

SDLT Charge £99,000

Legal Fees £1,000.00

Total Investment £358,750.00

## **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



Returns Based on Rental Income	£6,050	£6,725
Mortgage Payments on £776,250.00 @ 5%	£3,234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	ТВС	
Letting Fees	£605.00	£672.50
Total Monthly Costs	£3,854.38	£3,921.88
Monthly Net Income	£2,195.63	£2,803.13
Annual Net Income	£26,347.50	£33,637.50
Net Return	<b>7.34</b> %	9.38%

## Return Stress Test Analysis Report





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

Annual Net Income

£20,187.50

**Adjusted To** 

Net Return

5.63%

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

Annual Net Income

£18,112.50

Adjusted To

Net Return

5.05%

## 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

£825,000

5 bedroom semi-detached house for sale

+ Add to report

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



5 bedroom semi-detached house for sale

+ Add to report

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

### **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



£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

+ 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 lenth 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Paxton Road, London, SE23 2QG



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.