

LET PROPERTY PACK

INVESTMENT INFORMATION

Oxford Way, TW13

214434809

 www.letproperty.co.uk





Property Description

Our latest listing is in Oxford Way, TW13

This property has a potential to rent for **£1,941** which would provide the investor a Gross Yield of **15.5%** if the rent was increased to market rate.

With tenants 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

3 Bedrooms

1 Bathroom

Well Maintained Property

Three Piece Bathroom

Factor Fees: TBC

Ground Rent: £10.00 pm

Lease Length: 119 years

Market Rent: £1,941

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£7,500
Legal Fees	£1,000.00
Total Investment	£46,000.00

Initial Outlay



Figures based on assumed purchase price of £357,000.00 and borrowing of £267,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 357,000.00

25% Deposit £89,250.00

SDLT Charge £23,200

Legal Fees £1,000.00

Total Investment £113,450.00

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 Vacant per calendar month but the potential market rent is

£ 1,941

Returns Based on Rental Income	£1,941
Mortgage Payments on £112,500.00 @ 5%	£1,115.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	£10.00
Letting Fees	£194.10
Total Monthly Costs	£1,324.73
Monthly Net Income	£616.28
Annual Net Income	£7,395.30
Net Return	6.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,513.30**
Adjusted To

Net Return **3.10%**

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

Annual Net Income **£2,040.30**
Adjusted To

Net Return **1.80%**

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 £399,950.



£399,950

3 bedroom flat for sale

Castle Way, Hanworth Park

CURRENTLY ADVERTISED

Marketed from 13 Jun 2024 by Snellers, Hampton

+ Add to report



£325,000

3 bedroom flat for sale

Swan Road, Feltham, Middlesex, TW13

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jul 2021 to 28 Mar 2022 (264 days) by Forest Estate Agents, Feltham

+ Add to report

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

3 bedroom flat

South Road, Feltham, TW13

NO LONGER ADVERTISED

Marketed from 3 May 2024 to 13 May 2024 (10 days) by OpenRent, London



£1,850 pcm

3 bedroom flat

Castle Way, Hanworth Park

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Aug 2022 to 6 Dec 2022 (109 days) by Chase Buchanan, Hamp

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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