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LET PROPERTY PACK

INVESTMENT INFORMATION

Ravensbourne Road, London, SE6 4UT

217364819

(www.letproperty.co.uk





Property Description

Our latest listing is in Ravensbourne Road, London, SE6 4UT

This property has a potential to rent for £3,800 which would provide the investor a Gross Yield of 6.0% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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

4 Bedrooms

3 Bathrooms

HMO Investment

Perfect Opportunity to Move up The Property Ladder

The property is located near Ravensbourne University London

The area is in southeast London and offers views of the River Thames, Canary Wharf, and Maritime Greenwich Factor Fees: TBC

Ground Rent: Freehold Lease Length: Freehold Market Rent: £3,800













Bedrooms





Bathroom





Exterior





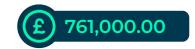
Initial Outlay





Figures based on assumed purchase price of £761,000.00 and borrowing of £570,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£190,250.00
SDLT Charge	£66,100
Legal Fees	£1,000.00
Total Investment	£257,350.00

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.

Returns Based on Rental Income	£3,800
Mortgage Payments on £570,750.00 @ 5%	£2,378.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	твс
Ground Rent	Freehold
Letting Fees	£380.00
Total Monthly Costs	£2,773.13
Monthly Net Income	£1,026.88
Annual Net Income	£12,322.50
Net Return	<mark>4.79%</mark>

Return Stress Test Analysis Report





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

Annual Net Income£4,722.50Adjusted To

Net Return 1.84%

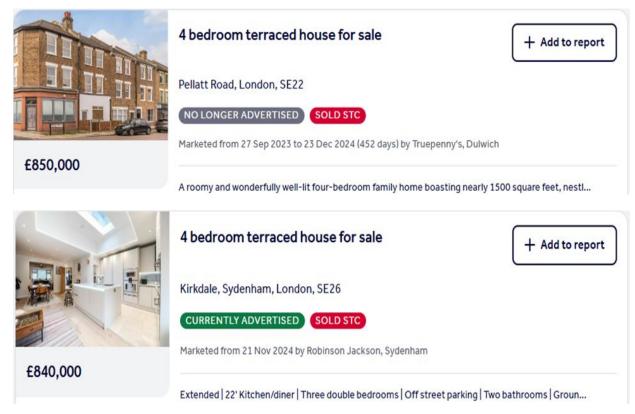
If Interest Rates increased by 2% (from 5% to %)

Annual Net Income **£907.50** Adjusted To

Net Return 0.35%

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 £850,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as $\pm 2,950$ based on the analysis carried out by our letting team at **Let Property Management**.





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**



Payment history: N/A

Current term of tenancy: N/A



Fully compliant tenancy: N/A

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.

