

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 761,000.00

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	TBC
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	4.79%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,722.50**
Adjusted 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.



£850,000

4 bedroom terraced house for sale

+ Add to report

Pellatt Road, London, SE22

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Sep 2023 to 23 Dec 2024 (452 days) by Truepenny's, Dulwich

A roomy and wonderfully well-lit four-bedroom family home boasting nearly 1500 square feet, nestl...



£840,000

4 bedroom terraced house for sale

+ Add to report

Kirkdale, Sydenham, London, SE26

CURRENTLY ADVERTISED

SOLD STC

Marketed from 21 Nov 2024 by Robinson Jackson, Sydenham

Extended | 22' Kitchen/diner | Three double bedrooms | Off street parking | Two bathrooms | Groun...

Rent Comparables Report



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



£2,950 pcm

4 bedroom terraced house

Blagdon Road, London, SE13

NO LONGER ADVERTISED

Marketed from 18 Jan 2024 to 28 Mar 2024 (70 days) by OpenRent, London

No Agent Fees | Property Reference Number: 1957472

[+ Add to report](#)



£2,850 pcm

4 bedroom terraced house

Marsala Road, Ladywell

NO LONGER ADVERTISED

Marketed from 2 Feb 2024 to 9 Apr 2024 (67 days) by Dexters, Lewisham

Family Home | Double Reception | Two Bathrooms | Four Double Bedrooms | Separate Eat-In Kitchen |...

[+ 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: **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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