

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ryeland Close, Yiewsley,  
West Drayton, UB7 8AT

217164598

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Ryeland Close, Yiewsley, West Drayton, UB7 8AT

Get instant cash flow of **£1,200** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **7.9%** 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...



Ryeland Close, Yiewsley,  
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## Property Key Features

**Studio Flat**

**1 bathroom**

**Well Maintained Property**

**Three Piece Bathroom**

**Factor Fees: 250 PM**

**Ground Rent: £12.00**

**Lease Length: 60 years**

**Current Rent: £1,200**

**Market Rent: £1,400**



# Lounge

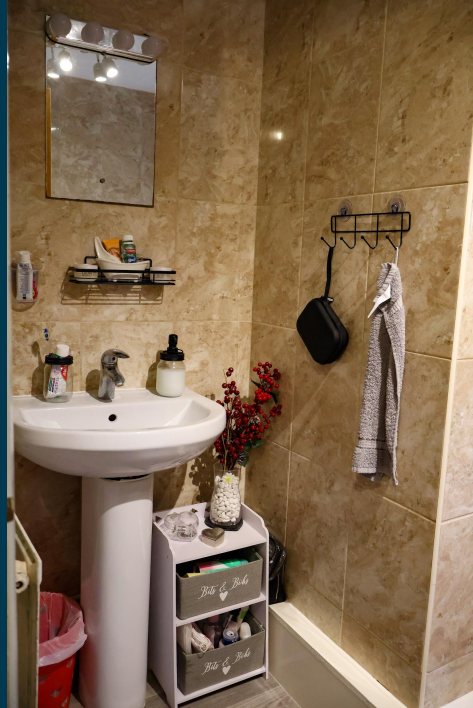




# Kitchen



# Bathroom





Figures based on assumed purchase price of £212,750.00 and borrowing of £159,562.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 212,750.00

25% Deposit £53,187.50

SDLT Charge £12,393

Legal Fees £1,000.00

Total Investment £66,580.00



# Projected Investment Return



The monthly rent of this property is currently set at £1,200 per calendar month but the potential market rent is

£ 1,400



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	£1,200	£1,400
Mortgage Payments on £159,562.50 @ 5%	£664.84	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	250 PM	
Ground Rent	£12.00	
Letting Fees	£120.00	£140.00
Total Monthly Costs	£811.84	£831.84
Monthly Net Income	£388.16	£568.16
Annual Net Income	£4,657.88	£6,817.88
Net Return	7.00%	10.24%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,017.88**  
Adjusted To

Net Return                      **6.03%**

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


Annual Net Income      **£3,770.63**  
Adjusted To

Net Return                      **5.66%**


# 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 £215,000.



**£215,000**



[View floor plan](#)

### Studio flat for sale

Pear Trees, Trout Road, West Drayton, Middlesex, UB7

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 6 Jan 2025 by Hunters, Hayes

Ground Floor | Long Lease | Close Proximity to West Drayton High Street | Studio Flat | Walking D...

Sold price history:	<a href="#">View</a>
25/09/2015	£85,000
EPC:	<a href="#">View</a>

(Approx.) Sqft: **344 sq ft**      Price (£) per sqft: **£624.19**

[+ Add to report](#)



**£190,000**

### Studio flat for sale

Bentinck Road, West Drayton

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 19 Sep 2024 by Cameron Estate Agents, West Drayton

[+ Add to report](#)



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



£1,450 pcm

## Studio flat

+ Add to report

The Greenway, Uxbridge, UB8

CURRENTLY ADVERTISED

Marketed from 5 Mar 2025 by Lords Associates of London, Middlesex

Suitable For Professional & Students | Very Close to Brunel University | Available now | Local A...

### Sold price history:

[View](#)

25/08/2006

£278,500

23/05/1997

£107,000

### EPC:

[View](#)

(Approx.) Sqft: **1,076 sq ft** Price (£) per sqft: **£1.35**



£1,325 pcm

## Studio flat

+ Add to report

Porters Way, West Drayton

NO LONGER ADVERTISED

Marketed from 27 Feb 2025 to 19 Mar 2025 (20 days) by Cameron Estate Agents, West Drayton

# 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**



Standard Tenancy Agreement In Place: **YES**



Fully compliant tenancy: **YES**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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.



**LETPROPERTY**