

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Whitehorse Lane, London,  
SE25

218469306

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





## Property Description

Our latest listing is in Whitehorse Lane, London, SE25

This property has a potential to rent for **£3,000** 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 perfect 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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London, SE25

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## Property Key Features

**Portfolio of 2 Flats**

**Spacious Lounge and Kitchen**

**Good Condition**

**Rear Garden Space**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £3,000**

# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £600,000.00 and borrowing of £450,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 600,000.00

25% Deposit	£150,000.00
SDLT Charge	£50,000
Legal Fees	£1,000.00
Total Investment	£201,000.00

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£3,000
Mortgage Payments on £450,000.00 @ 5%	£1,875.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£300.00
Total Monthly Costs	£2,190.00
Monthly Net Income	£810.00
Annual Net Income	£9,720.00
Net Return	4.84%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,720.00**  
Adjusted To

Net Return                      **1.85%**

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

Annual Net Income      **£720.00**  
Adjusted To

Net Return                      **0.36%**

# 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 £625,000.



**£625,000**

## 4 bedroom semi-detached house for sale

+ Add to report

Ross Road, South Norwood, London, SE25

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 27 Apr 2022 to 14 Sep 2022 (140 days) by Foxtons, Crystal Palace



**£475,000**

## 3 bedroom terraced house for sale

+ Add to report

Grange Park Road, Thornton Heath, CR7

NO LONGER ADVERTISED

Marketed from 26 May 2023 to 13 Dec 2024 (567 days) by Purplebricks, covering Croydon



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at **Let Property Management**.



£3,000 pcm

## 5 bedroom terraced house

Grange Road, Thornton Heath

NO LONGER ADVERTISED

Marketed from 6 Feb 2025 to 10 Feb 2025 (4 days) by Harmens, London

+ Add to report



£2,500 pcm

## 3 bedroom house

Pembroke Road, South Norwood, London, SE25

NO LONGER ADVERTISED

Marketed from 17 Jul 2024 to 28 Jul 2024 (10 days) by Foxtons, Crystal Palace

+ 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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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.



**LETPROPERTY**