

LET PROPERTY PACK

INVESTMENT INFORMATION

Shenley Road,
Borehamwood, WD6

214976034

 www.letproperty.co.uk





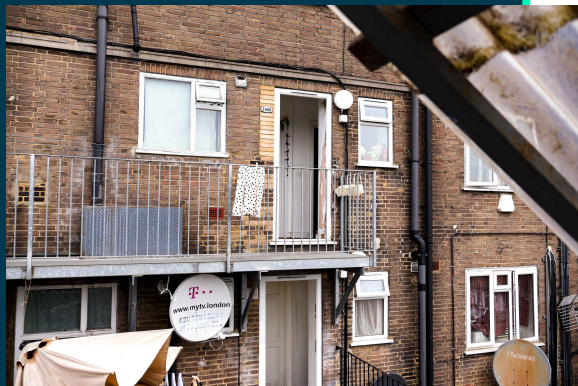
Property Description

Our latest listing is in Shenley Road, Borehamwood, WD6

Get instant cash flow of **£4,700** per calendar month with a **6.1%** Gross Yield for investors.

This portfolio would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...



Shenley Road,
Borehamwood, WD6

214976034



Property Key Features

A Portfolio of 4 Flats

4 Bathrooms

Spacious Lounges

Well-Equipped Kitchens

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £4,700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £919,000.00 and borrowing of £689,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 919,000.00

25% Deposit	£229,750.00
SDLT Charge	£81,900
Legal Fees	£1,000.00
Total Investment	£312,650.00

Projected Investment Return



The monthly rent of this property is currently set at £4,700 per calendar month.



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



Returns Based on Rental Income	£4,700
Mortgage Payments on £689,250.00 @ 5%	£2,871.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£470.00
Total Monthly Costs	£3,356.88
Monthly Net Income	£1,343.13
Annual Net Income	£16,117.50
Net Return	5.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,717.50**
Adjusted To

Net Return **2.15%**

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

Annual Net Income **£2,332.50**
Adjusted To

Net Return **0.75%**

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 £975,000.



£975,000

5 bedroom semi-detached house for sale

+ Add to report

Furzehill Road, Borehamwood, Hertfordshire, WD6

CURRENTLY ADVERTISED

SOLD STC

Marketed from 7 May 2025 by Castles Estate Agents, Borehamwood



4 bedroom end of terrace house for sale

+ Add to report

Whitehouse Avenue, Borehamwood

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Aug 2024 to 31 Oct 2024 (65 days) by Simmons Estates, Borehamwood

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £6,995 based on the analysis carried out by our letting team at **Let Property Management**.



£6,995 pcm

5 bedroom detached house

Allum Lane, Elstree, Borehamwood

NO LONGER ADVERTISED

Marketed from 14 Aug 2024 to 14 Aug 2024 by Hawksgrove Estates, Enfield

+ Add to report



£5,000 pcm

5 bedroom terraced house

Furzehill Road, Borehamwood, WD6

CURRENTLY ADVERTISED

Marketed from 23 May 2025 by Highcastle Estates, Stratford

+ 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: **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.



www.letproperty.co.uk

Shenley Road, Borehamwood, WD6

214976034

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