

LET PROPERTY PACK

INVESTMENT INFORMATION

Morris Blitz Court, Foulton
Road, London, N16 7UJ

217581328

 www.letproperty.co.uk





Property Description

Our latest listing is in Morris Blitz Court,
Foulden Road, London, N16 7UJ

Get instant cash flow of **£3,200** per calendar
month with a **6.51%** Gross Yield for investors.

This property has a potential to rent for **£3,500**
which would provide the investor a Gross Yield
of **7.12%** if the rent was increased to market
rate.

**With a tenant currently situated, a space
that has been kept in good condition and a
rental income that ensures fantastic returns,
this property will make for a rewarding
addition to an investors portfolio.**

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



Morris Blitz Court,
Foulden Road, London,
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Property Key Features

4 Bedrooms

3 Bathrooms

HMO Investment

Communal Front and Rear
Garden

Factor Fees: £250 pm

Ground Rent: TBC

Lease Length: 990 years

Current Rent: £3,200

Market Rent: £3,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £620,000.00 and borrowing of £465,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 620,000.00

25% Deposit £155,000.00

SDLT Charge £52,000

Legal Fees £1,000.00

Total Investment £208,000.00

Projected Investment Return



The monthly rent of this property is currently set at £3,200 per calendar month but the potential market rent is

£ 3,500



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



Returns Based on Rental Income	£3,200	£3,500
Mortgage Payments on £465,000.00 @ 5%	£1,937.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£250.00	
Ground Rent	TBC	
Letting Fees	£320.00	£350.00
Total Monthly Costs	£2,522.50	£2,552.50
Monthly Net Income	£677.50	£947.50
Annual Net Income	£8,130.00	£11,370.00
Net Return	3.91%	5.47%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,370.00**
Adjusted To

Net Return **2.10%**

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

Annual Net Income **£2,070.00**
Adjusted To

Net Return **1.00%**

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 £700,000.



£700,000

4 bedroom apartment for sale

+ Add to report

Rowhill Road, Hackney

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Dec 2024 to 9 Dec 2024 by The Stow Brothers, Hackney

Four Bedroom Apartment | Beautifully Presented | Over 1000 sq.ft | First Floor | High Ceilings | ...



£650,000

4 bedroom flat for sale

+ Add to report

Broke Walk, London Fields

NO LONGER ADVERTISED

Marketed from 25 Oct 2024 to 19 Mar 2025 (144 days) by Dexters, Hackney

Chain Free | Split Level | Garage | Three Double Bedrooms | London Fields | Haggerston Station

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,684 based on the analysis carried out by our letting team at **Let Property Management**.



£3,684 pcm

4 bedroom maisonette

+ Add to report

Myrtle Walk, N1, Hoxton, London, N1

NO LONGER ADVERTISED

Marketed from 18 Oct 2024 to 31 Oct 2024 (12 days) by Foxtons, Shoreditch

Lovely flat spread over 2 floors | Sizeable private garden | Spacious well lit reception | Modern...



£3,650 pcm

4 bedroom apartment

+ Add to report

Rowhill Road, Hackney

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 May 2025 to 10 Jun 2025 (13 days) by Portico, Leyton

Four Bedrooms | Newly Refurbished | Two Ensuites | Sought After Location | Ground Floor | Hyperop...

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.



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