

LET PROPERTY PACK

INVESTMENT INFORMATION

Pemdevon Road, Croydon,
CR0

219166397

 www.letproperty.co.uk





Property Description

Our latest listing is in Pemdevon Road, Croydon, CR0

Get instant cash flow of **£1,900** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£2,500** which would provide the investor a Gross Yield of **6.7%** 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...



Pemdevon Road,
Croydon, CR0

219166397



Property Key Features

3 Bedrooms

1 Bathroom

Good Condition

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

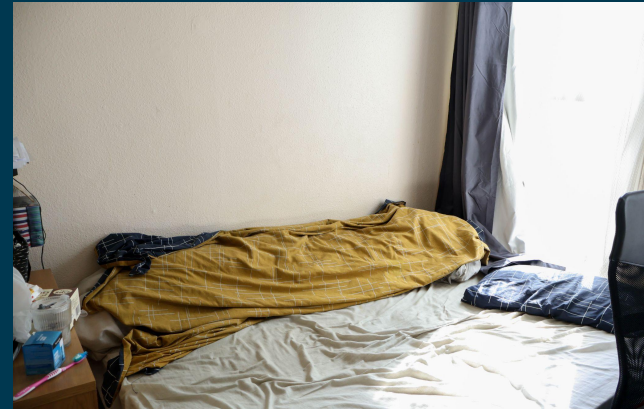
Current Rent: £1,900

Market Rent: £2,500

Lounge/Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £450,000.00 and borrowing of £337,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ **450,000.00**

25% Deposit **£112,500.00**

Stamp Duty ADS @ 8% **£36,000.00**

LBTT Charge **£18,350**

Legal Fees **£1,000.00**

Total Investment £167,850.00

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.



The monthly rent of this property is currently set at £1,900 per calendar month but the potential market rent is

£2,500

Returns Based on Rental Income	£1,900	£2,500
Mortgage Payments on £337,500.00 @ 5%	£1,406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£190.00	£250.00
Total Monthly Costs	£1,611.25	£1,671.25
Monthly Net Income	£288.75	£828.75
Annual Net Income	£3,465.00	£9,945.00
Net Return	2.06%	5.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,945.00**
Adjusted To

Net Return **2.95%**

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

Annual Net Income **£3,195.00**
Adjusted To

Net Return **1.90%**

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 £500,000.



£500,000

4 bedroom terraced house for sale

Canterbury Road, Croydon

CURRENTLY ADVERTISED

SOLD STC

Marketed from 28 Jan 2025 by haart, Croydon

+ Add to report



£360,000

3 bedroom terraced house for sale

Pemdevon Road, CROYDON

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Oct 2020 to 23 Apr 2021 (182 days) by Barnard Marcus, Thornton Heath

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

4 bedroom semi-detached house

Stanley Road, Croydon, CR0

NO LONGER ADVERTISED

Marketed from 11 Feb 2025 to 20 Mar 2025 (36 days) by Foxtons, Croydon

+ Add to report



£2,000 pcm

3 bedroom terraced house

Canterbury Road, Croydon

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Jun 2024 to 5 Jul 2024 (7 days) by Barnard Marcus Lettings, Croydon - Lettings

+ 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: **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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Pemdevon Road, Croydon, CR0

PROPERTY ID: 219166397

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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