

LET PROPERTY PACK

INVESTMENT INFORMATION

Westwell Close, Orpington,
BR5 4QU

220028492

 www.letproperty.co.uk





Property Description

Our latest listing is in Westwell Close, Orpington, BR5 4QU

Get instant cash flow of **£1,050** per calendar month with a **7.64%** Gross Yield for investors.

This property has a potential to rent for **£1,347** which would provide the investor a Gross Yield of **9.8%** 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...



Westwell Close,
Orpington, BR5 4QU

220028492



Property Key Features

1 Bedroom

1 Bathroom

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 106 years

Current Rent: £1,050

Market Rent: £1,347

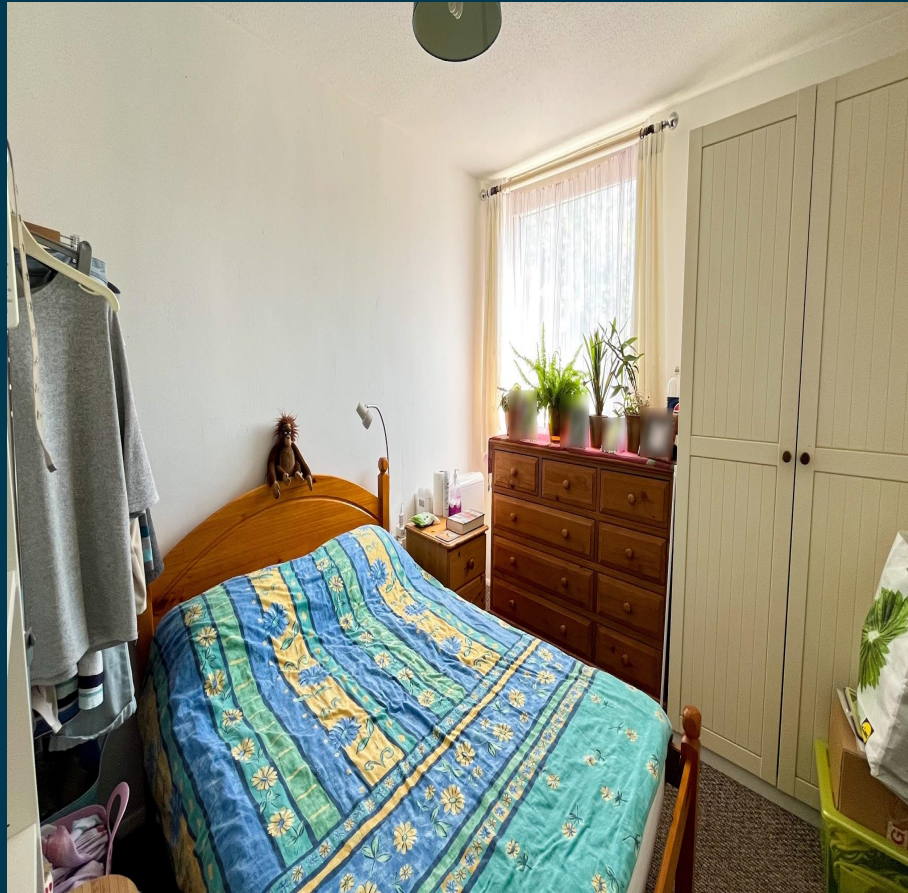
Dining Room



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 190,000.00

25% Deposit	£47,500.00
SDLT Charge	£10,800
Legal Fees	£1,000.00
Total Investment	£59,300.00

Projected Investment Return



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



The monthly rent of this property is currently set at £1,050 per calendar month but the potential market rent is

£1,347

Returns Based on Rental Income	£1,050	£1,347
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£105.00	£134.70
Total Monthly Costs	£713.75	£743.45
Monthly Net Income	£336.25	£603.55
Annual Net Income	£4,035.00	£7,242.60
Net Return	6.80%	12.21%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,548.60**
Adjusted To

Net Return **7.67%**

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

Annual Net Income **£4,392.60**
Adjusted To

Net Return **7.41%**

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 £200,000.



£200,000

1 bedroom flat for sale

+ Add to report

Main Road, Orpington

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Dec 2023 to 8 Sep 2024 (275 days) by Alan de Maid, Orpington

Situated on the top floor of this purpose built development is this spacious one bedroom flat. Th...



£199,995

1 bedroom flat for sale

+ Add to report

Mountfield Way, St. Mary Cray, Orpington

CURRENTLY ADVERTISED

Marketed from 12 May 2025 by Alan de Maid, Orpington

This one bedroom apartment is situated in an attractive, well managed building, close to local sh...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

1 bedroom apartment

+ Add to report

Knoll Rise, Orpington, BR6

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Dec 2024 to 14 Jan 2025 (41 days) by Andrews Letting and Management, Orpington

0.5 mile walk to Orpington Station | Convenient Location For Amenities | Balcony | Open-Plan Kitc...



£1,395 pcm

1 bedroom flat

+ Add to report

Buttermere Road, Orpington, BR5

NO LONGER ADVERTISED

Marketed from 24 Oct 2024 to 10 Jan 2025 (77 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2270786

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

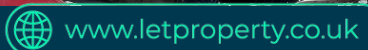


Current term of tenancy: **Moved in within the last 2 years**



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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