

LET PROPERTY PACK

INVESTMENT INFORMATION

Statham Grove, London,
N18

220028087

 www.letproperty.co.uk





Property Description

Our latest listing is in Statham Grove, London, N18

Get instant cash flow of **£1,350** per calendar month with a **7.4%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Statham Grove, London,
N18

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £180.00 PM

Ground Rent: £9.00 PM

Lease Length: 993 years

Current Rent: £1,350

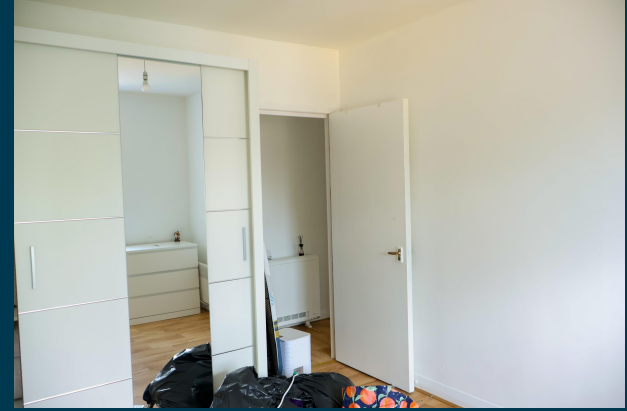
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £220,000.00 and borrowing of £165,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 220,000.00

25% Deposit £55,000.00

SDLT Charge £12,900

Legal Fees £1,000.00

Total Investment £68,900.00

Projected Investment Return



The monthly rent of this property is currently set at £1,350 per calendar month.



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



Returns Based on Rental Income	£1,350
Mortgage Payments on £165,000.00 @ 5%	£687.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£180.00
Ground Rent	£9.00
Letting Fees	£135.00
Total Monthly Costs	£1,026.50
Monthly Net Income	£323.50
Annual Net Income	£3,882.00
Net Return	5.63%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,182.00**
Adjusted To

Net Return **1.72%**

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

Annual Net Income **£690.00**
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 £210,000.



£210,000

1 bedroom flat for sale

Wigston Close, London, N18

NO LONGER ADVERTISED

Marketed from 5 Feb 2025 to 27 Feb 2025 (22 days) by Knights Residential, Edmonton

+ Add to report



£210,000

1 bedroom flat for sale

Tanners End Lane, Edmonton, N18

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Aug 2024 to 17 Mar 2025 (201 days) by Kings Group, Edmonton

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

1 bedroom apartment

+ Add to report

Strand Place, Strand Place, London, Greater London, N18

NO LONGER ADVERTISED

Marketed from 28 Apr 2025 to 29 Apr 2025 by Choices Asset Management, Redhill



£1,500 pcm

1 bedroom flat

+ Add to report

Silver Street, Edmonton, N18

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Sep 2025 to 2 Oct 2025 (13 days) by Homelink Lettings & Estates, London

Current Tenant Profile



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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