

LET PROPERTY PACK

INVESTMENT INFORMATION

Linnet Close, London, N9

220682787

 www.letproperty.co.uk





Property Description

Our latest listing is in Linnet Close, London, N9

Get instant cash flow of **£1,150** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **9.0%** 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...



Linnet Close, London, N9

220682787



Property Key Features

1 Bedroom

1 Bathroom

Modern Kitchen

Good Condition

Factor Fees: £125.00 pm

Ground Rent: £8.30 pm

Lease Length: 120 years

Current Rent: £1,150

Market Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 200,000.00

25% Deposit	£50,000.00
SDLT Charge	£11,500
Legal Fees	£1,000.00
Total Investment	£62,500.00

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 £1,150 per calendar month but the potential market rent is

£ 1,500

Returns Based on Rental Income	£1,150	£1,500
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	£8.30	
Letting Fees	£115.00	£150.00
Total Monthly Costs	£888.30	£923.30
Monthly Net Income	£261.70	£576.70
Annual Net Income	£3,140.40	£6,920.40
Net Return	5.02%	11.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,920.40**
Adjusted To

Net Return **6.27%**

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

Annual Net Income **£4,020.00**
Adjusted To

Net Return **6.43%**

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 £220,000.



£220,000

1 bedroom flat for sale

+ Add to report

Linnet Close, London, N9

CURRENTLY ADVERTISED

Marketed from 17 Jul 2025 by Adam Kennedy, London



£160,000

1 bedroom flat for sale

+ Add to report

Linnet Close, London N9

CURRENTLY ADVERTISED

Marketed from 17 Apr 2025 by Target Property, Cheshunt

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our letting team at **Let Property Management**.



£1,650 pcm

2 bedroom flat

+ Add to report

Linnet Close, N9

CURRENTLY ADVERTISED

Marketed from 19 Aug 2025 by Target Property, Cheshunt



£1,000 pcm

1 bedroom flat

+ Add to report

Linnet Close, Edmonton, London, N9

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Nov 2021 to 15 Mar 2022 (111 days) by Knights Residential, Edmonton

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**



Current term of tenancy: **2 years+**



Standard Tenancy Agreement In Place: **YES**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **YES**

Fully compliant tenancy including
EICR & Gas Safety in order

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.



Linnet Close, London, N9

220682787

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