

LET PROPERTY PACK

INVESTMENT INFORMATION

Linnet Close, London, N9

220682774

 www.letproperty.co.uk





Property Description

Our latest listing is in Linnet Close, London, N9

Get instant cash flow of **£1,100** per calendar month with a **6.6%** 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

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Property Key Features

1 Bedroom

1 Bathroom

Modern Kitchen

Good Condition

Factor Fees: £53.00 pm

Ground Rent: £8.30 pm

Lease Length: 152 years

Current Rent: £1,100

Market Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom





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 £1,100 per calendar month but the potential market rent is

£1,500

Returns Based on Rental Income	£1,100	£1,500
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£53.00	
Ground Rent	£8.30	
Letting Fees	£110.00	£150.00
Total Monthly Costs	£811.30	£851.30
Monthly Net Income	£288.70	£648.70
Annual Net Income	£3,464.40	£7,784.40
Net Return	5.54%	12.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,784.40**
Adjusted To

Net Return **7.66%**

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

Annual Net Income **£4,884.00**
Adjusted To

Net Return **7.81%**

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

Bunting Close, London, N9

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 30 Aug 2024 to 13 Feb 2025 (166 days) by Knights Residential, Edmonton

+ Add to report



£175,000

Studio flat for sale

Linnet Close, London, N9

CURRENTLY ADVERTISED

SOLD STC

Marketed from 12 Jun 2025 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 £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

1 bedroom flat

Chaffinch Close, London, N9

NO LONGER ADVERTISED

Marketed from 1 May 2025 to 3 Jun 2025 (32 days) by NEWAY ESTATE AGENTS, Hampden Square

+ Add to report



£950 pcm

1 bedroom apartment

Goodwin House, London, N9

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Mar 2022 to 11 May 2022 (65 days) by Bairstow Eves Lettings, Enfield

+ 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**



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.



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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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