

LET PROPERTY PACK

INVESTMENT INFORMATION

Beaconsfield Road,
London, SE9

228905336

 www.letproperty.co.uk





Property Description

Our latest listing is in Beaconsfield Road, London, SE9

This property has a potential to rent for **£3,624** which would provide the investor a Gross Yield of **10.6%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Beaconsfield Road,
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Property Key Features

A Portfolio of 2 Flats

2 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £3,624

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £410,000.00 and borrowing of £307,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 410,000.00

25% Deposit	£102,500.00
SDLT Charge	£31,000
Legal Fees	£1,000.00
Total Investment	£134,500.00

Projected Investment Return



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



Returns Based on Rental Income	£3,624
Mortgage Payments on £307,500.00 @ 5%	£1,281.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£362.40
Total Monthly Costs	£1,658.65
Monthly Net Income	£1,965.35
Annual Net Income	£23,584.20
Net Return	17.53%

Return **Stress Test** Analysis Report



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

Annual Net Income **£16,336.20**
Adjusted To

Net Return **12.15%**

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

Annual Net Income **£17,434.20**
Adjusted To

Net Return **12.96%**

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 £405,000.



£405,000

3 bedroom terraced house for sale

London, SE9

CURRENTLY ADVERTISED

Marketed from 23 Mar 2026 by home2u ltd, London



£400,000

3 bedroom terraced house for sale

Framlingham Crescent, London, SE9

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Nov 2025 to 20 Jul 2026 (256 days) by Berkleys Property Group, London

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,480 based on the analysis carried out by our letting team at **Let Property Management**.



£2,480 pcm

3 bedroom end of terrace house

Dittisham Road, London, SE9

NO LONGER ADVERTISED

Marketed from 21 May 2026 to 8 Jun 2026 (18 days) by OpenRent, London



£2,250 pcm

3 bedroom end of terrace house

Dittisham Road, London, SE9 4BJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jun 2026 to 15 Jul 2026 (37 days) by Cockburn Estate Agents, New Eltham

+ Add

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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