

LET PROPERTY PACK

INVESTMENT INFORMATION

Willoughby Lane, London,
N17 0SS

220521066

 www.letproperty.co.uk





Property Description

Our latest listing is in Willoughby Lane, London, N17 0SS

Get instant cash flow of **£900** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

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...



Willoughby Lane, London,
N17 0SS

220521066



Property Key Features

Studio

1 bathroom

Open Lay out

Well Equipped Kitchen

Factor Fees: £133.33 PM

Ground Rent: £21.00 PM

Lease Length: 88 years

Current Rent: £900

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

Projected Investment Return



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



Returns Based on Rental Income	£900.00
Mortgage Payments on £90,000.00 @ 5%	£375.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£133.33
Ground Rent	£21.00
Letting Fees	£90.00
Total Monthly Costs	£634.33
Monthly Net Income	£265.67
Annual Net Income	£3,188.04
Net Return	8.62%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,388.04**
Adjusted To

Net Return **3.75%**

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

Annual Net Income **£1,640.04**
Adjusted To

Net Return **4.43%**

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 £105,000.



£105,000

Studio flat for sale

Willoughby Lane, London, N17

CURRENTLY ADVERTISED

Marketed from 5 Sep 2025 by Wynn Estates, Hounslow

+ Add to report



£90,000

Studio flat for sale

Willoughby Lane, London

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Apr 2023 to 25 Oct 2023 (194 days) by Kings Group, Tottenham

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £985 based on the analysis carried out by our letting team at **Let Property Management**.



£985 pcm

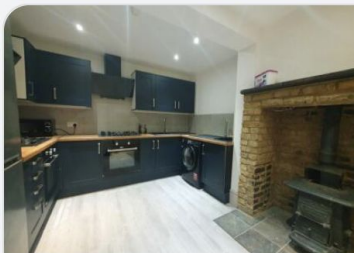
Studio flat

Willoughby Lane, London

NO LONGER ADVERTISED

Marketed from 8 Aug 2025 to 21 Aug 2025 (13 days) by Peter Michael Estates & Lettings, London

+ Add to report



£945 pcm

Studio flat

Willoughby Lane, Tottenham

NO LONGER ADVERTISED

Marketed from 9 Feb 2024 to 23 Aug 2024 (195 days) by Peter Michael Estates & Lettings, London

+ Add to report

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.



www.letproperty.co.uk

Willoughby Lane, London, N17 0SS

220521066

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