LET PROPERTY PACK

INVESTMENT INFORMATION

Hertford Road, Enfield,
EN3

229640367

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Hertford Road, Enfield, EN3

Get instant cash flow of **£1,450** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£1,818** which would provide the investor a Gross Yield of **10.0%** 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...



Hertford Road, Enfield, EN3

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Property Key Features

3 bedrooms

1 bathroom

Spacious Living Spaces

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: 977 years

Current Rent: £1,450

Market Rent: £1,818

Kitchen



Bedrooms







Bathroom





Exterior


VINTAGE .Cuts
Hair & Beauty
Massage & Waxing
VINTAGE.Cuts
Hairstyle & Beauty Salon
LADIES HAIR & BEAUTY
LOADING ONLY

Initial Outlay



Figures based on assumed purchase price of £218,500.00 and borrowing of £163,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£218,500.00

25% Deposit	**£54,625.00**
SDLT Charge	**£12,795**
Legal Fees	**£1,000.00**
Total Investment	**£68,420.00**

Projected Investment Return



The monthly rent of this property is currently set at £1,450 per calendar month but the potential market rent is £1,818

Returns Based on Rental Income	£1,450	£1,818
Mortgage Payments on £163,875.00 @ 5%	£682.81	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£145.00	£181.80
Total Monthly Costs	£842.81	£879.61
Monthly Net Income	£607.19	£938.39
Annual Net Income	£7,286.25	£11,260.65
Net Return	10.65%	16.46%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£7,624.65**
Net Return	**11.14%**

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

Annual Net Income Adjusted To	**£7,983.15**
Net Return	**11.67%**

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 £235,000.



£235,000

3 bedroom maisonette for sale

+ Add to report

Holdbrook South, Waltham Cross, EN8

NO LONGER ADVERTISED

Marketed from 23 Mar 2026 to 2 Sep 2026 (163 days) by Keller Williams Plus, Covering Nationwide



£225,000

3 bedroom ground floor flat for sale

+ Add to report

Crossbrook Street, Cheshunt, Waltham Cross, Hertfordshire, EN8

NO LONGER ADVERTISED SOLD STC

Marketed from 13 Jul 2023 to 13 Mar 2024 (244 days) by Christopher Stokes, Cheshunt

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,850 based on the analysis carried out by our letting team at **Let Property Management**.



£1,850 pcm

3 bedroom flat

+ Add to report

Ordnance Road, Enfield, EN3 6BN

NO LONGER ADVERTISED LET AGREED

Marketed from 15 Dec 2025 to 13 Feb 2026 (59 days) by Castles Estate Agents, Enfield - Lettings



£1,830 pcm

3 bedroom ground floor flat

+ Add to report

Fairoak Grove Rotherfield Road

NO LONGER ADVERTISED

Marketed from 29 Aug 2025 to 16 Sep 2025 (17 days) by Akelius Residential Ltd, 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: **7 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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