

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Huxley Close Northolt, UB5  
5UA

209260604

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Huxley Close Northolt, UB5 5UA

Get instant cash flow of **£1,200** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Huxley Close Northolt,  
UB5 5UA

209260604



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Modern Kitchen**

**Allocated Parking**

**Factor Fees: £108 pm**

**Ground Rent: TBC**

**Lease Length: 57 years**

**Current Rent: £1,200**

**Market Rent: £1,500**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £240,000.00 and borrowing of £180,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 240,000.00

25% Deposit	£60,000.00
SDLT Charge	£14,300
Legal Fees	£1,000.00
Total Investment	£75,300.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,200 per calendar month but the potential market rent is

£ 1,500



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,200	£1,500
Mortgage Payments on £180,000.00 @ 5%	£750.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£108.00	
Ground Rent	TBC	
Letting Fees	£120.00	£150.00
Total Monthly Costs	£993.00	£1,023.00



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,724.00**  
Adjusted To

Net Return                      **3.62%**

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

Annual Net Income      **£2,124.00**  
Adjusted To

Net Return                      **2.82%**

# 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 £250,000.



£250,000

## 2 bedroom apartment for sale

Huxley Close, Northolt, Middlesex, UB5

+ Add to report

NO LONGER ADVERTISED

SOLD STC

Ground Floor Flat | Spacious Reception/Dining Room | Kitchen | Two Bedrooms | Family Bathroom | C...

SOLD PRICE HISTORY



£185,000

## 1 bedroom ground floor flat for sale

Huxley Close, Northolt, Middlesex, UB5 5UA

+ Add to report

NO LONGER ADVERTISED

A Vacant One Bedroom Ground Floor Flat | By Order of the Executors

Marketed from 2 Apr 2019 to 29 May 2019 (56 days) by Auction House London, Hampstead

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,550 based on the analysis carried out by our letting team at **Let Property Manager+**



£1,550 pcm

## 2 bedroom apartment

Nigel Close, Northolt, Middlesex, UB5

+ Add to report

NO LONGER ADVERTISED

LET AGREED

TWO DOUBLE BEDROOMS | LARGE LOUNGE | MODERN FITTED KITCHEN | FITTED BEDROOMS | FAMILY BATHROOM | ...

SOLD PRICE HISTORY



£1,080 pcm

## 2 bedroom flat

Huxley Close, Northolt

+ Add to report

NO LONGER ADVERTISED

DESCRIPTION: We are pleased to offer this smart 2 bedroom second floor flat with gas central heat...

SOLD PRICE HISTORY



# 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**



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.



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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.



**LETPROPERTY**