lendinvest

Indicative maximum short-term bridging loan on this lot, based on the guide price

£127,500

Up to 75% gross LTV · Guide price £170,000

Rates from 0.79% per month · 12 month term · Interest and fees apply

For property investors only. Not available if you, or a member of your family, will live in the property. The bridging loans shown here are not regulated by the Financial Conduct Authority.

Flat 304 Lime View Apartments, 2 John Nash Mews, Limehouse, London, E14 7GQ

Residential · Studio flat · 1 bath

Buying below market value? We may be able to lend up to 90% of the purchase price, provided the total loan, including fees and any interest added, does not exceed 75% of the market value as assessed by a RICS surveyor. The guide price is not used for this.

For example, on a property valued at £100,000 and bought for £80,000, we could lend up to £72,000, which is 90% of the price and within 75% of the value (£75,000). This is the gross loan; the amount you receive will be lower once fees and any retained interest are deducted. This option is not available where an AVM is used.

Looking to bid? Reach out to your broker or use the QR code below.

KEY FACTS

Gross loan at guide price	Less arrangement fee (2%)	Net after arrangement fee
£127,500	– £2,550	£124,950

Valuation and legal fees are also payable and are not included above.

- Gross LTV is the total loan, including fees and any interest added to it, as a percentage of the property's market value.
- Market value is assessed by a RICS surveyor, or by an automated valuation model (AVM) where one meets the required confidence level. The guide price is not a valuation.
- For unregulated transactions, secured on this property, and subject to underwriting, valuation, legal due diligence and credit approval. Applications can be declined.

AVAILABLE ON THIS LOT

✓ **AVM may be available**

May replace a physical valuation if it meets the required confidence level, saving cost and time. Checked at the guide price; a higher sale price may need a physical valuation.

✓ **Dual legal representation**

Optional; you can use your own solicitor. This lot meets our criteria for one firm to act for you and LendInvest through our panel, reducing cost and time.

OTHER LENDINVEST PRODUCTS

Bridge-to-Let

Refinance from your LendInvest bridge onto a LendInvest buy-to-let mortgage and we contribute towards the cost of getting there.

£500 towards legals + £500 towards valuation

Current incentives, subject to change. The mortgage must meet our buy-to-let underwriting criteria at the point of application.

Refurbishment Finance

Planning works after completion? A standalone works facility is available on some projects where the gross development value supports it, funded alongside the purchase.

Subject to GDV and scheme review

GET PRE-QUALIFIED BEFORE YOU BID

01
Get in touch quoting this lot; we already hold the information.

02
We pre-qualify you as a borrower before the auction. This is not a loan approval.

03
If you win the auction, we can move straight to valuation and legals.

E enquiries@lendinvest.com
T 020 3836 1837
W lendinvest.com

Enquire

Indicative only. This page is a lending indication prepared by LendInvest from the auctioneer's published particulars for this lot. It is not an offer of finance, a valuation, or advice, and creates no obligation to lend. Lending is subject to underwriting, valuation, legal due diligence and credit approval, and to LendInvest's criteria and product terms at the time of application. The loan figure shown is calculated on the auctioneer's guide price; actual lending is based on the market valuation and the price paid, so it will change if the lot sells above or below its guide. Guide prices are not valuations and the reserve may exceed the guide.

LendInvest plc is a public limited company registered in England and Wales (No. 8146929). Registered Office: 4-8 Maple Street, London, W1T 5HD.

LendInvest Mortgages and LI Mortgages are registered trading names of LendInvest Loans Limited. LendInvest Loans Limited is authorised and regulated by the Financial Conduct Authority (FRN:737073). LendInvest Loans Limited is a company registered in England & Wales (Company No. 09971600) and is a wholly owned subsidiary of LendInvest plc.

Regulated lending is provided via LendInvest Loans Limited (Company No. 09971600). Unregulated lending is provided by LendInvest BTL Limited (Company No. 10845703) and LendInvest Bridge Limited (Company No. 11651573), which are wholly owned subsidiaries of LendInvest plc.

Borrowing through LendInvest and its affiliates involves entering into a mortgage contract secured against property. Your property may be repossessed if you do not repay your mortgage in full.