

LET PROPERTY PACK

INVESTMENT INFORMATION

The Drive Ickenham, Uxbridge, UB10 8AQ

206672427











Property Description

Our latest listing is in The Drive Ickenham, Uxbridge, UB10 8AQ

This property has a potential to rent for £3,600 which would provide the investor a Gross Yield of 4.7% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







The Drive Ickenham, Uxbridge, UB10 8AQ



3 bedroom

2 bathroom

Spacious Lounge

Spacious Rooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Market Rent: £3,600

206672427

Lounge









Kitchen









Bedrooms



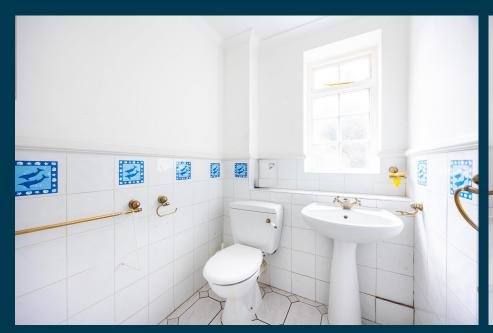






Bathroom







Exterior









Initial Outlay





Figures based on assumed purchase price of £920,000.00 and borrowing of £690,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£230,000.00**

SDLT Charge £61,100

Legal Fees £1,000.00

Total Investment £292,100.00

Projected Investment Return





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	£3,600
Mortgage Payments on £690,000.00 @ 5%	£2,875.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£360.00
Total Monthly Costs	£3,250.00
Monthly Net Income	£350.00
Annual Net Income	£4,200.00
Net Return	1.44%

Return Stress Test Analysis Report





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

Annual Net Income

-£3,000.00

Adjusted To

Net Return

-1.03%

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

Annual Net Income

-£9,600.00

Adjusted To

Net Return

-3.29%

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 £600,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,200 based on the analysis carried out by our letting team at **Let Property Management**.



£5,200 pcm

3 bedroom house

St Lawrence Drive, Eastcote, Pinner, HA5

NO LONGER ADVERTISED

Detached house on a generous plot | Bright and spacious throughout | Excellent potential to creat...

+ Add to report

+ Add to report

Marketed from 2 Jun 2023 to 20 Jul 2023 (47 days) by Foxtons, Pinner



£5,000 pcm

Floorplan

3 bedroom house

West Towers, Pinner, HA5

CURRENTLY ADVERTISED

3 bedroom house | Semi-detached | Separate kitchen | Dining room with parquet floor | Naturally b...

SOLD PRICE HISTORY

23 Aug 2002 £293,000 31 Aug 1998 £189,950

Marketed from 14 May 2024 by Foxtons, Pinner

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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

Fully compliant tenancy including EICR & Gas Safety in order

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.





Interested in this property investment?

Call us on **0141 478 0985**



The Drive Ickenham, Uxbridge, UB10 8AQ



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.