

LET PROPERTY PACK

INVESTMENT INFORMATION

The Drive Ickenham,
Uxbridge, UB10 8AQ

206672427

 www.letproperty.co.uk





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,
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Property Key Features

3 bedroom

2 bathroom

Spacious Lounge

Spacious Rooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Market Rent: £3,600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 920,000.00

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	TBC
Ground Rent	TBC
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 Adjusted To **-£3,000.00**

Net Return **-1.03%**

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

Annual Net Income Adjusted To **-£9,600.00**

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.



£600,000



3 bedroom terraced house for sale

The Cottages, The Drive, Ickenham, Middlesex, UB10

+ Add to report

NO LONGER ADVERTISED

SOLD STC

Open Plan Dining/Reception Room | Kitchen with Breakfast Area | Master Bedroom with Dressing Room...

SOLD PRICE HISTORY

18 Jan 2019	£580,000
15 Dec 2011	£499,950

Marketed from 27 Jul 2018 to 28 Jan 2019 (185 days) by Gibbs Gillespie, Ruislip Sales

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

+ Add to report

NO LONGER ADVERTISED

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

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



£5,000 pcm

3 bedroom house

West Towers, Pinner, HA5

+ Add to report

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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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