

LET PROPERTY PACK

INVESTMENT INFORMATION

Usher Road London, E3

201237357

 www.letproperty.co.uk





Property Description

Our latest listing is in Usher Road London, E3

Get instant cash flow of **£1,515** per calendar month with a **6.4%** Gross Yield for investors.

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...



Usher Road London, E3

201237357



Property Key Features

1 bedroom

1 bathroom

Three piece bathroom

Easy access to Local Amenities

Factor Fees: £66.67

Ground Rent: £100.00

Lease Length: 94 years

Current Rent: £1,515

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £285,000 and borrowing of £213,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 285,000.00

| | |
|-------------------------|-------------------|
| 25% Deposit | £71,250.00 |
| SDLT Charge | £10,300 |
| Legal Fees | £1,000.00 |
| Total Investment | £82,550.00 |

Projected Investment Return



The monthly rent of this property is currently set per calendar month at

£1,515

| | |
|---------------------------------------|------------------|
| Returns Based on Rental Income | £1,515 |
| Mortgage Payments on £213,750.00 @ 5% | £890.63 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £66.67 |
| Ground Rent | £100.00 |
| Letting Fees | £151.50 |
| Total Monthly Costs | £1,223.80 |
| Monthly Net Income | £291.21 |
| Annual Net Income | £3,494.46 |
| Net Return | 4.23% |

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£332.46**
Adjusted To

Net Return **0.40%**

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

Annual Net Income **£257.46**
Adjusted To

Net Return **0.31%**

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 £300,000.



£300,000

 Floorplan

2 bedroom house for sale

Usher Road, London

[+ Add to report](#)

CURRENTLY ADVERTISED

SHARE OF FREEHOLD | 999 YEARS OF LEASE AVAILABLE | LARGE DOUBLE BEDROOM | LARGE PRIVATE GARDEN | ...

Marketed from 7 Dec 2023 by CITY REALTOR LIMITED, London



£299,000

 Floorplan

1 bedroom flat for sale

Usher Road, London, E3

[+ Add to report](#)

NO LONGER ADVERTISED

Please quote reference: SB0412 | One Bedroom Flat | First Floor | No Chain | Located in Roman Rd ...

Marketed from 30 Mar 2023 to 11 Jul 2023 (103 days) by eXp UK, London

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

1 bedroom apartment

River Heights, 90 High Street, Stratford, London, E15

+ Add to report

CURRENTLY ADVERTISED

Available 19th March | 1 Bedroom Apartment | Fully Furnished | 518 Sq. Ft | Near Westfields Shopp...

Marketed from 9 Feb 2024 by Life Residential, Royal Wharf - Lettings



£1,935 pcm

1 bedroom flat

1 bedroom property in London

+ Add to report

NO LONGER ADVERTISED






Close to Stratford Underground station, Stratford International and High Street Available furnish...

Marketed from 12 Jan 2024 to 31 Jan 2024 (19 days) by One Eighty, Stratford, One Eighty Stratford

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: **0-2 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.



www.letproperty.co.uk

Usher Road London, E3

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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