

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cherrywood Lodge,  
Oakwood Close, London,  
SE13

206361200

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





## Property Description

Our latest listing is in Cherrywood Lodge, Oakwood Close, London, SE13

Get instant cash flow of **£2,200** per calendar month with a **5.9%** 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...**



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## Property Key Features

**3 Bedrooms**

**2 Bathrooms**

**Balcony/Terrace**

**Good Condition**

**Factor Fees: £360.00**

**Ground Rent: included in factor fees**

**Lease Length: 900 years**

**Current Rent: £2,200**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £450,000.00 and borrowing of £337,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 450,000

25% Deposit	£112,500.00
SDLT Charge	23500
Legal Fees	£1,000.00
Total Investment	£137,000.00

# 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.



<b>Returns Based on Rental Income</b>	<b>£2,200</b>
Mortgage Payments on £337,500.00 @ 5%	<b>£1,406.25</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£360.00</b>
Ground Rent	<b>included in factor fees</b>
Letting Fees	<b>£220.00</b>
<b>Total Monthly Costs</b>	<b>£2,001.25</b>
<b>Monthly Net Income</b>	<b>£199</b>
<b>Annual Net Income</b>	<b>£2,385</b>
<b>Net Return</b>	<b>1.74%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£2,015**  
Adjusted To

Net Return                      **-1.47%**

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

Annual Net Income      **-£4,365**  
Adjusted To

Net Return                      **-3.19%**

# 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 £525,000.



£525,000

## 3 bedroom flat for sale

Wellmeadow Road, Hither Green , London, SE13

+ Add to report

CURRENTLY ADVERTISED SOLD STC

3 Bedroom Flat | 0.2 mi from Hither Green station | Share of Freehold | Enormous Private Garden |...

SOLD PRICE HISTORY



£425,000

## 3 bedroom flat for sale

Oakwood Close, Hither Green, London

+ Add to report

NO LONGER ADVERTISED SOLD STC

Three Bedroom Flat | 0.3mi to Hither Green Station | Two Terraces | Ground Floor | Allocated Park...

SOLD PRICE HISTORY

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

### 3 bedroom apartment

Wellmeadow Road, Hither Green, SE13

CURRENTLY ADVERTISED LET AGREED

+ Add to report

THREE BEDROOM | MODERN FINISH | UNFURNISHED | PRIVATE REAR GARDEN | GREAT LOCATION | AVAILABLE JULY

Marketed from 29 May 2024 by Mann Lettings, Lewisham



£2,100 pcm

### 3 bedroom flat

Cherrywood Lodge, London, SE13

NO LONGER ADVERTISED

+ Add to report

No Agent Fees | Property Reference Number: 1552634






Marketed from 30 Nov 2022 to 30 Nov 2022 by OpenRent, London



# 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: **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.



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