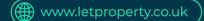


LET PROPERTY PACK

INVESTMENT INFORMATION

Hogspringville, Hockenden Ln Swanley, BR8

208400171











Property Description

Our latest listing is in Hogspringville, Hockenden Ln Swanley, BR8

This property has a potential to rent for £2,500 which would provide the investor a Gross Yield of 4.6% if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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







Hogspringville, Hockenden Ln Swanley, BR8

208400171



6 Bedrooms

2 Bathrooms

Spacious Rooms

Well Maintained Property

Ground Rent: tbc

Lease Length: tbc

Market Rent: £2,500

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £650,000.00 and borrowing of £487,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£162,500.00**

SDLT Charge £39,500

Legal Fees £1,000.00

Total Investment £203,000.00

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.

The monthly rent of this property is currently set at £0 per calendar month but the potential market rent is



Returns Based on Rental Income	£0	£2,500
Mortgage Payments on £487,500.00 @ 5%	£2,031.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	tbc	
Letting Fees	£0.00	£250.00
Total Monthly Costs	£2,046.25	£2,296.25
Monthly Net Income	-£2,046.25	£203.75
Annual Net Income	-£24,555.0 0	£2,445.00
Net Return	-12.10%	1.20%

Return Stress Test Analysis Report





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

Annual Net Income

-£2,555.00

Adjusted To

Net Return

-1.26%

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

Annual Net Income

-£7,305.00

Adjusted To

Net Return

-3.60%

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 £675,000.



5 bedroom semi-detached house for sale

Hockenden Lane, Swanley, BR8

NO LONGER ADVERTISED

5 to 6 bedrooms \mid 2 to 3 Reception Rooms \mid 3 Bathrooms \mid Open Plan Kitchen/Family/Breakfast Room ...

+ Add to report

+ Add to report

£675,000

Marketed from 29 Jul 2022 to 6 Dec 2022 (130 days) by Robinson Jackson, Swanley Resale





6 bedroom semi-detached house for sale

Hogspringville, Swanley, BR8 7QJ

NO LONGER ADVERTISED

Contemporary Detached Property | Ample Off-Street Parking | Recently Refurbished to High Standard...

£600,000

Marketed from 23 Apr 2024 to 9 Jul 2024 (77 days) by SmoothSale, Leeds



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.









Crescent Gardens Swanley BR8

NO LONGER ADVERTISED

Impressive Semi-Detached Chalet | Unfurnished With Kitchen Appliances | Ample Off Street Parking ...

SOLD PRICE HISTORY

21 Jun 2002 £217,500 8 Nov 1995 £97,000

Marketed from 22 Jun 2023 to 27 Jun 2023 (5 days) by Langford Russell, Swanley



£3,200 pcm

6 bedroom semi-detached house

Walsingham Road,

CURRENTLY ADVERTISED

Spacious Living Area | 5 / 6 Bedroom Property | EPC: C | Split Over 3 Floors | Driveway | Large G...

Marketed from 1 Jul 2024 by Family Homes Sales & Lettings, Sittingbourne

+ Add to report

+ Add to report

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: Vacant



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**



Hogspringville, Hockenden Ln Swanley, BR8

208400171

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.

