

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Gatwick House, Clemence  
Street London, E14 7EH

208692542

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





## Property Description

Our latest listing is in Gatwick House, Clemence Street London, E14 7EH

Get instant cash flow of **£1,660** per calendar month with a **7.7%** Gross Yield for investors.

**With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.**

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



Gatwick House,  
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## Property Key Features

**2 bedroom**

**1 bathroom**

**Three Piece Bathroom**

**Garden Grounds**

**Factor Fees: £158.30**

**Ground Rent: TBC**

**Lease Length: 90**

**Current Rent: £1,660**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £260,000.00 and borrowing of £224,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 260,000.00

25% Deposit	£65,000.00
SDLT Charge	£8,300
Legal Fees	£1,000.00
Total Investment	£74,300.00

# Projected Investment Return

The monthly rent of this property is currently set at £1,660 per calendar month.



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>£1,660</b>
Mortgage Payments on £224,250.00 @ 5%	<b>£812.50</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£158.30</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£166.00</b>
<b>Total Monthly Costs</b>	<b>£1,151.80</b>
<b>Monthly Net Income</b>	<b>£508.20</b>
<b>Annual Net Income</b>	<b>£6,098.40</b>
<b>Net Return</b>	<b>8.21%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,778.40**  
Adjusted To

Net Return                      **3.74%**

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

Annual Net Income      **£2,198.40**  
Adjusted To

Net Return                      **2.96%**

# 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 £1,100,000.



£1,100,000

## 2 bedroom apartment for sale

Bagshaw Building, Wardian, Canary Wharf, E14

NO LONGER ADVERTISED **SOLD STC**

Two bedroom corner apartment | 22nd floor, c.1025 sq ft | Private wrap around garden terrace c.40...

Marketed from 3 Apr 2023 to 25 Mar 2024 (357 days) by JOHNS&CO, Canary Wharf

+ Add to report



£650,000

## Plot for sale

Salmon Lane, London, E14

NO LONGER ADVERTISED **UNDER OFFER**

Freehold | Offered Chain-Free | Development Opportunity

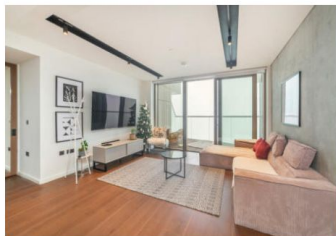
Marketed from 13 Dec 2021 to 4 Apr 2024 (842 days) by Winkworth, Bow

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,750 based on the analysis carried out by our letting team at **Let Property Management**.



£4,750 pcm

## 2 bedroom flat

Park Drive, Poplar, E14

+ Add to report

NO LONGER ADVERTISED

Introducing a luxurious 2-bed, 2-bath apartment at One Park Drive, Canary Wharf. Available now, f...

Marketed from 12 Feb 2024 to 19 Feb 2024 (6 days) by Chestertons, Canary Wharf & Docklands Lettings



£4,750 pcm

## 2 bedroom penthouse

Dollar Bay Place, London, E14

+ Add to report

NO LONGER ADVERTISED LET AGREED

PENTHOUSE TRIPLEX APARTMENT | TWO BEDROOMS | TWO BATHROOMS | SEPERATE CLOAKROOM | MEZZANINE LEVEL...






Marketed from 6 Jul 2023 to 6 Oct 2023 (91 days) by Ashley King, Docklands



# 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**
-  Current term of tenancy: **5 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**  
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.



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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.



**LETPROPERTY**