

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Edbrooke Road London,  
W9 2DG

208823979

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





## Property Description

Our latest listing is in Edbrooke Road London, W9 2DG

Get instant cash flow of **£2,250** per calendar month with a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£3,200** which would provide the investor a Gross Yield of **6.4%** 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...**



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## Property Key Features

**1 bedroom**

**1 bathroom**

**Garden Grounds**

**Three Piece Bathroom**

**Factor Fees: £75.00**

**Ground Rent: £250.00**

**Lease Length: 108**

**Current Rent: £2,250**

**Market Rent: £3,200**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £598,000.00 and borrowing of £448,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 598,000.00

25% Deposit	£149,500.00
SDLT Charge	£35,340
Legal Fees	£1,000.00
Total Investment	£185,840.00

# Projected Investment Return



The monthly rent of this property is currently set at £2,250 per calendar month but the potential market rent is

£ 3,200



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	£2,250	£3,200
Mortgage Payments on £448,500.00 @ 5%	£1,868.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£75.00	
Ground Rent	£250.00	
Letting Fees	£225.00	£320.00
<b>Total Monthly Costs</b>	<b>£2,433.75</b>	<b>£2,528.75</b>
<b>Monthly Net Income</b>	<b>-£183.75</b>	<b>£671.25</b>
<b>Annual Net Income</b>	<b>-£2,205.00</b>	<b>£8,055.00</b>
<b>Net Return</b>	<b>-1.19%</b>	<b>4.33%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,655.00**  
Adjusted To

Net Return                      **0.89%**

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

Annual Net Income      **£2,085.00**  
Adjusted To

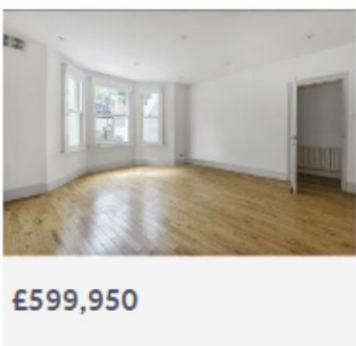
Net Return                      **1.12%**



# 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 £599,950.



£599,950

## 1 bedroom flat for sale

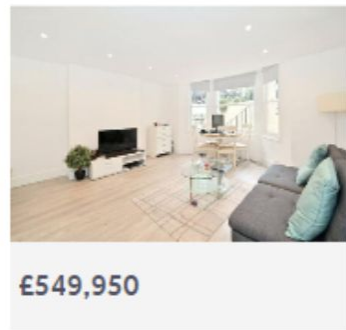
EDBROOKE ROAD, W9

+ Add to report

NO LONGER ADVERTISED SOLD STC

Double Bedroom | Bathroom | Reception Room | Kitchen | Front & Rear Garden | Share Of Freehold

Marketed from 9 Sep 2022 to 7 Feb 2023 (150 days) by Winkworth, Maida Vale



£549,950

## 1 bedroom apartment for sale

Edbrooke Road, Maida Vale, London, W9

+ Add to report

NO LONGER ADVERTISED

Large one bedroom flat | Private garden | Period conversion | Leasehold 122 years | Bright and ai...

Marketed from 18 Oct 2020 to 17 Dec 2020 (60 days) by Savills, Maida Vale & Little Venice

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,117 based on the analysis carried out by our letting team at **Let Property Management**.



£4,117 pcm

## 1 bedroom flat

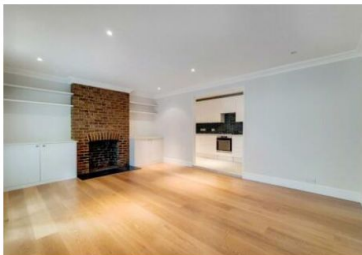
Shirland Road, Maida Vale, London, W9

+ Add to report

NO LONGER ADVERTISED

Delightful 1 bed flat | Bright modern stylish decor | Huge amounts of natural light throughout | ...

Marketed from 26 Sep 2023 to 12 Dec 2023 (76 days) by Foxtons, Maida Vale



£4,000 pcm

## 1 bedroom flat

Lanhill Road, Little Venice, W9

+ Add to report

NO LONGER ADVERTISED






Well Maintained Victorian Conversion | One Bedroom, | Large Private Garden | Moments To Maida V...

Marketed from 29 Aug 2023 to 4 Sep 2023 (5 days) by Chestertons, Little Venice Lettings

# 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: **Moved in within the last 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.



**LETPROPERTY**