

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Selsdon Parade,  
Addington Rd, South  
Croydon CR2

208897483

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





## Property Description

Our latest listing is in Selsdon Parade, Addington Rd, South Croydon CR2

Get instant cash flow of **£1,200** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **6.1%** if the rent was increased to market rate.

**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**

**1 Bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £0.00**

**Ground Rent: £100**

**Lease Length: 150 years**

**Current Rent: £1,200**

**Market Rent: £1,400**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £276,000.00 and borrowing of £207,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 276,000.00

25% Deposit	£69,000.00
SDLT Charge	£9,580
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£79,580.00</b>

# 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 £1,200 per calendar month but the potential market rent is

£ 1,400

Returns Based on Rental Income	£1,200	£1,400
Mortgage Payments on £207,000.00 @ 5%	£862.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£8.30	
Letting Fees	£120.00	£140.00
<b>Total Monthly Costs</b>	<b>£1,005.80</b>	<b>£1,025.80</b>
<b>Monthly Net Income</b>	<b>£194.20</b>	<b>£374.20</b>
<b>Annual Net Income</b>	<b>£2,330.40</b>	<b>£4,490.40</b>
<b>Net Return</b>	<b>2.93%</b>	<b>5.64%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,690.40**  
Adjusted To

Net Return                      **2.12%**

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

Annual Net Income      **£450.00**  
Adjusted To

Net Return                      **0.57%**

# 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 £290,000.



£290,000

 Floorplan

## 2 bedroom flat for sale

232a Addington Road, Selsdon, South Croydon, CR2

+ Add to report

NO LONGER ADVERTISED

Extremely Spacious Two Bedroom First Floor Flat | Convenient Location In Heart Of Selsdon | Beaut...

Marketed from 8 Mar 2022 to 11 Nov 2022 (248 days) by Purplebricks, covering Croydon



£285,000

 Floorplan

## 2 bedroom apartment for sale

Addington Road, South Croydon

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Modern Apartment | Second Floor | Two Double Bedrooms | Master Bedroom With An Ensuite | Separate...

Marketed from 3 Mar 2022 to 11 Nov 2022 (252 days) by Move Revolution, Covering Surrey/Sussex

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,550 pcm

### 3 bedroom flat

Addington Road, Selsdon, CR2

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1398948

Marketed from 9 Jun 2022 to 23 Jun 2022 (13 days) by OpenRent, London



£1,450 pcm

### 3 bedroom maisonette

Addington Road, Selsdon, South Croydon, CR2 8LH

+ Add to report

NO LONGER ADVERTISED LET AGREED

3 bedroom Spilt level Maisonette | Large Reception room | Large Kitchen | Utility Area | Bathroom...






Marketed from 22 Sep 2023 to 11 Jan 2024 (111 days) by Hubbard Torlot, Selsdon



# 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: **5 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**