

LET PROPERTY PACK

INVESTMENT INFORMATION

Huxley Close, Northolt,
UB5

209260604

 www.letproperty.co.uk





Property Description

Our latest listing is in Huxley Close, Northolt, UB5

Get instant cash flow of **£1,200** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Huxley Close, Northolt,
UB5

209260604



Property Key Features

2 Bedrooms

1 Bathroom

Modern Kitchen

Allocated Parking

Factor Fees: £125.00 PM

Ground Rent: £12.50 PM

Lease Length: 57 years

Current Rent: £1,200

Market Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £213,000.00 and borrowing of £159,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 213,000.00

25% Deposit	£53,250.00
SDLT Charge	£12,410
Legal Fees	£1,000.00
Total Investment	£66,660.00

Projected Investment Return



The monthly rent of this property is currently set at £1,200 per calendar month but the potential market rent is

£ 1,500



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,200	£1,500
Mortgage Payments on £159,750.00 @ 5%	£665.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	£12.50	
Letting Fees	£120.00	£150.00
Total Monthly Costs	£938.13	£968.13
Monthly Net Income	£261.88	£531.88
Annual Net Income	£3,142.50	£6,382.50
Net Return	4.71%	9.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,382.50**
Adjusted To

Net Return **5.07%**

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

Annual Net Income **£3,337.50**
Adjusted To

Net Return **5.01%**

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 £200,000.



£200,000

2 bedroom maisonette for sale

+ Add to report

Kingston Close, Northolt

NO LONGER ADVERTISED

Marketed from 2 Aug 2024 to 11 Sep 2024 (39 days) by Charrison Davis, Hayes



£199,950

2 bedroom retirement property for sale

+ Add to report

Eskdale Avenue, Northolt

NO LONGER ADVERTISED

Marketed from 21 Aug 2025 to 22 Aug 2025 by Brian Cox, Northolt

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,550 based on the analysis carried out by our letting team at **Let Property Management**.



£1,550 pcm

2 bedroom flat

+ Add to report

Hindhead Gardens, Northolt, Greater London, UB5

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Aug 2024 to 11 Nov 2024 (73 days) by ElliotLee, Rayners Lane



£1,550 pcm

2 bedroom flat

+ Add to report

Sarah Court, Lilliput Avenue, Northolt

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Sep 2025 to 4 Nov 2025 (57 days) by Bennett Holmes, Northolt

FIRST FLOOR PURPOSE BUILT FLAT TWO BEDROOMS LOUNGE DINER ELECTRIC

Current Tenant Profile



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.



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