

# LET PROPERTY PACK

## INVESTMENT INFORMATION

St. James Road, London,  
E15

208782264

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





## Property Description

Our latest listing is in St. James Road, London, E15

Get instant cash flow of **£2,000** per calendar month with a **5.2%** Gross Yield for investors.

**This inviting home offers a bright, open layout with spacious bedrooms and a modern kitchen. Enjoy a cozy living area, all in a convenient, desirable neighborhood.**

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



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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious rooms**

**Large kitchen**

**Factor Fees: 120 a month**

**Ground Rent: TBC**

**Lease Length: 174**

**Current Rent: £2,000**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £460,000.00 and borrowing of £345,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 460,000.00

25% Deposit	£115,000.00
SDLT Charge	£24,300
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£140,300.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £2,000 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>£2,000</b>
Mortgage Payments on £345,000.00 @ 5%	<b>£1,437.50</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£200.00</b>
<b>Total Monthly Costs</b>	<b>£1,652.50</b>
<b>Monthly Net Income</b>	<b>£347.50</b>
<b>Annual Net Income</b>	<b>£4,170.00</b>
<b>Net Return</b>	<b>2.97%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£17,430.00**  
Adjusted To

Net Return                      **-12.42%**

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

Annual Net Income      **-£24,330.00**  
Adjusted To

Net Return                      **-17.34%**

# 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 £610,000.



£610,000

## 3 bedroom terraced house for sale

St. James Road, London

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Three Bedroom House | Three Reception Rooms | First Floor Bathroom | Well Presented | Short Walk ...

SOLD PRICE HISTORY



£575,000

## 3 bedroom house for sale

St. James Road, Stratford, London

+ Add to report

NO LONGER ADVERTISED

Victorian Terraced House | Room to Extend STPP | 3 Bedrooms | Double Living Room | Separate Dinin...

SOLD PRICE HISTORY

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,400 based on the analysis carried out by our letting team at **Let Property Management**.



£2,400 pcm

## 2 bedroom flat

Albert Square, London, E15

+ Add to report

NO LONGER ADVERTISED

Stunning 2 Bedroom 2 Bathroom flat with balcony

SOLD PRICE HISTORY

30 Jul 2025

£275,000



£2,362 pcm

## 2 bedroom maisonette

Stratford, London

+ Add to report

NO LONGER ADVERTISED

2 Bed Period Garden FLat | Two large double bedrooms | Newly refurbished | Open plan fully equipp...






SOLD PRICE HISTORY



# 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**