

LET PROPERTY PACK

INVESTMENT INFORMATION

Landmark West Tower,
Marsh Wall London, E14

208970265

 www.letproperty.co.uk





Property Description

Our latest listing is in Landmark West Tower, Marsh Wall London, E14

Get instant cash flow of **£3,450** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£5,000** which would provide the investor a Gross Yield of **7.6%** 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

2 Bedrooms

2 Bathroom

Spacious Rooms

Modern Kitchen and Bathroom

Factor Fees: £600

Ground Rent: £750

Lease Length: 990 years

Current Rent: £3,450

Market Rent: £5,000

Lounge



Kitchen



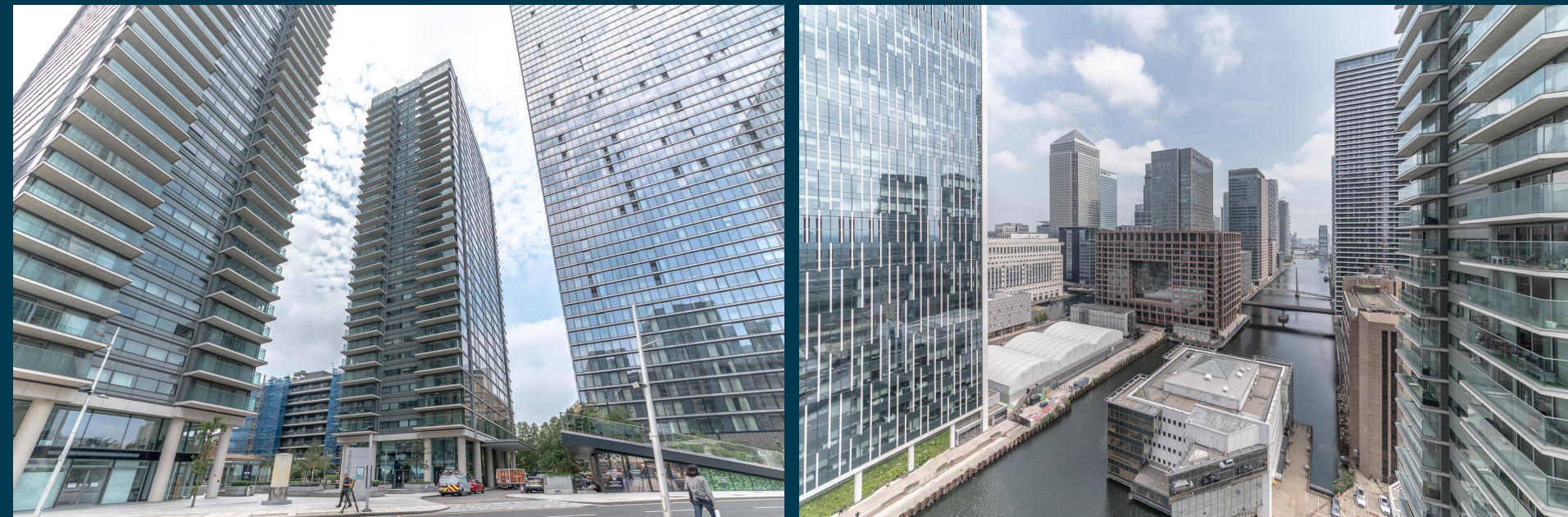
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £790,000.00 and borrowing of £592,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 790,000.00

25% Deposit	£197,500.00
SDLT Charge	£50,700
Legal Fees	£1,000.00
Total Investment	£249,200.00

Projected Investment Return



The monthly rent of this property is currently set at £3,450 per calendar month but the potential market rent is

£5,000



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	£3,450	£5,000
Mortgage Payments on £592,500.00 @ 5%	£2,468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	£62.50	
Letting Fees	£345.00	£500.00
Total Monthly Costs	£2,941.25	£3,096.25
Monthly Net Income	£508.75	£1,903.75
Annual Net Income	£6,105.00	£22,845.00
Net Return	2.45%	9.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **£12,845.00**
Adjusted To

Net Return **5.15%**

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

Annual Net Income **£11,745.00**
Adjusted To

Net Return **4.71%**

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 £800,000.



£800,000



Floorplan

2 bedroom apartment for sale

Marsh Wall, Canary Wharf, E14

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Parking | 2 Bedrooms | 2 Bathrooms | 21st Floor | Approx. 825 sq.ft. | Balcony | Views over Canary...

Marketed from 3 Jun 2021 to 3 Feb 2022 (244 days) by Benham & Reeves- Nine Elms, Nine Elms



£790,000

2 bedroom flat for sale

Marsh Wall, London, E14

+ Add to report

CURRENTLY ADVERTISED

Buy-to-Let Opportunity | Well Maintained Property | Three Piece Bathroom | Spacious Rooms | Moder...

Marketed from 12 Aug 2024 by Let Property Sales & Management, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,000 based on the analysis carried out by our letting team at **Let Property Management**.



£5,000 pcm

 Floorplan

2 bedroom flat

The Aspen, Marsh Wall, Millwall, E14

+ Add to report

NO LONGER ADVERTISED

Brand new two bedroom, two bathroom apartment in the Brand New Development, ASPEN, E14. Be the fi...

Marketed from 15 Jul 2024 to 10 Aug 2024 (26 days) by Chestertons, Canary Wharf & Docklands Lettings



£5,000 pcm

2 bedroom apartment

1 Wards Place London E14

+ Add to report

NO LONGER ADVERTISED

2 bedroom | 2 bathroom | Gym | Pool | Private dining area | 24hr Concierge

Marketed from 3 Jul 2024 to 3 Jul 2024 by Hamptons, Canary Wharf

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: **2 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.



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