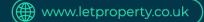


LET PROPERTY PACK

INVESTMENT INFORMATION

Grove Ave, London W7

208668822











Property Description

Our latest listing is in Grove Ave, London W7

Get instant cash flow of £1,700 per calendar month with a 4.6% Gross Yield for investors.

This property has a potential to rent for £2,600 which would provide the investor a Gross Yield of 7.0% 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...







Grove Ave, London W7



2 Bedrooms

1 Bathroom

Spacious Rooms

Well Maintained Property

Factor Fees: £0.00

Ground Rent: £250

Lease Length: 120 years

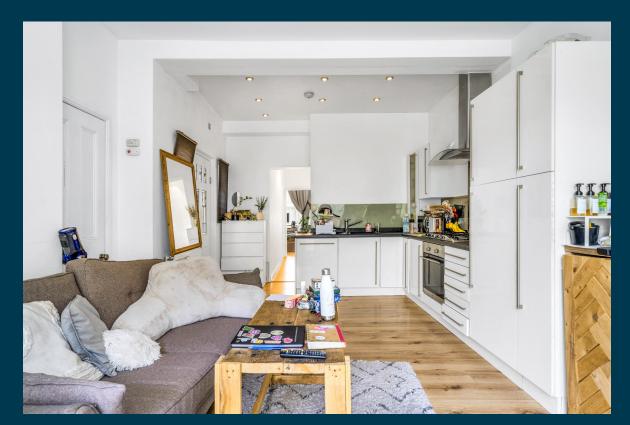
Current Rent: £1,700

Market Rent: £2,600

208668822

Lounge









Kitchen









Bedrooms









Bathroom







Exterior









Initial Outlay





Figures based on assumed purchase price of £443,750.00 and borrowing of £332,812.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£110,937.50**

SDLT Charge £23,000

Legal Fees £1,000.00

Total Investment £134,937.50

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 £1,700 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,700	£2,600
Mortgage Payments on £332,812.50 @ 5%	£1,386.72	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£20.83	
Letting Fees	£170.00	£260.00
Total Monthly Costs	£1,592.55	£1,682.55
Monthly Net Income	£107.45	£917.45
Annual Net Income	£1,289.42	£11,009.42
Net Return	0.96%	8.16%

Return Stress Test Analysis Report





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

Annual Net Income

£5,809.42

Adjusted To

Net Return

4.31%

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

Annual Net Income

£4,603.13

Adjusted To

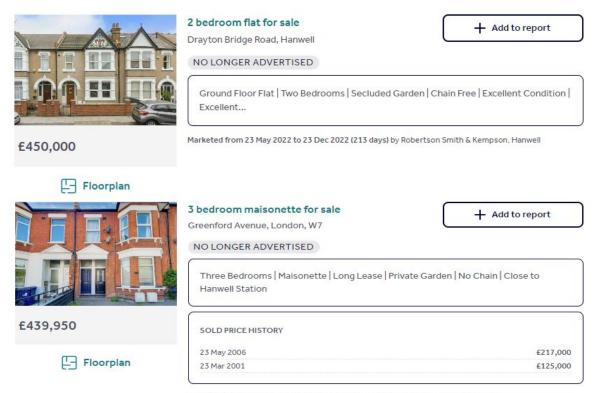
Net Return

3.41%

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 £450,000.



Marketed from 24 May 2022 to 25 Apr 2023 (335 days) by Castle Residential, Hanwell

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,600 based on the analysis carried out by our letting team at **Let Property**

Management.



£2,600 pcm

4 bedroom ground floor flat

Greenford Avenue

NO LONGER ADVERTISED

Garden | Parking available | Pet friendly | Big windows | Washer | Freezer | Dishwasher | High ce...

+ Add to report

+ Add to report

Marketed from 24 Nov 2022 to 6 Dec 2022 (12 days) by Scraye, London



Floorplan



£2,500 pcm

2 bedroom flat

Elm Villas, Cuckoo Lane

CURRENTLY ADVERTISED

Two Bedroom Flat | Private Garden | Garden Office | Off Street Parking | Pet Friendly | Excellent...

Marketed from 2 Aug 2024 by Sargeants, Ealing - Lettings



Floorplan

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.





Interested in this property investment?

Call us on **0141 478 0985**



Grove Ave, London W7



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.