

LET PROPERTY PACK

INVESTMENT INFORMATION

Grove Ave, London W7

208668822

 www.letproperty.co.uk





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...



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Well Maintained Property

Factor Fees: tbc

Ground Rent: £16 PM

Lease Length: 145 years

Current Rent: £1,700

Market Rent: £2,600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 443,750.00

25% Deposit	£ 110,937.50
SDLT Charge	£23,000
Legal Fees	£ 1,000.00
Total Investment	£ 134,937.50

Projected Investment Return



The monthly rent of this property is currently set at £1,700 per calendar month but the potential market rent is

£ 2,600



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	£1,700	£2,600
Mortgage Payments on £332,812.50 @ 5%	£ 1, 386 .72	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	TBC	
Ground Rent	£16 PM	
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.



£450,000

 Floorplan

2 bedroom flat for sale

Drayton Bridge Road, Hanwell

+ Add to report

NO LONGER ADVERTISED

Ground Floor Flat | Two Bedrooms | Secluded Garden | Chain Free | Excellent Condition | Excellent...

Marketed from 23 May 2022 to 23 Dec 2022 (213 days) by Robertson Smith & Kempson, Hanwell



£439,950

 Floorplan

3 bedroom maisonette for sale

Greenford Avenue, London, W7

+ Add to report

NO LONGER ADVERTISED

Three Bedrooms | Maisonette | Long Lease | Private Garden | No Chain | Close to Hanwell Station

SOLD PRICE HISTORY

23 May 2006	£217,000
23 Mar 2001	£125,000

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

 Floorplan

4 bedroom ground floor flat

Greenford Avenue

[+ Add to report](#)

NO LONGER ADVERTISED

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

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



£2,500 pcm

 Floorplan

2 bedroom flat

Elm Villas, Cuckoo Lane

[+ Add to report](#)

CURRENTLY ADVERTISED

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

Marketed from 2 Aug 2024 by Sargeants, Ealing - Lettings

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: **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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