

LET PROPERTY PACK

INVESTMENT INFORMATION

The Atrium, Lower Queens
Road, Buckhurst Hill, IG9

209592015

 www.letproperty.co.uk





Property Description

Our latest listing is in The Atrium, Lower Queens Road, Buckhurst Hill, IG9

This property has a potential to rent for **£4,000** which would provide the investor a Gross Yield of **6.2%** 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...



The Atrium, Lower
Queens Road, Buckhurst
Hill, IG9

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Property Key Features

Portfolio of 2 Flats

2-Bedroom Units

Modern Lounge and Bathroom

Balcony

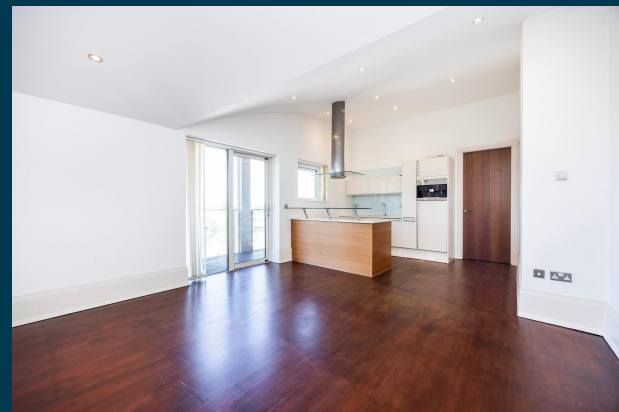
Factor Fees: £0.00

Ground Rent: £400.00

Lease Length: 100 years

Market Rent: £4,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £775,000.00 and borrowing of £581,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 775,000

25% Deposit	£193,750.00
SDLT Charge	49500
Legal Fees	£1,000.00
Total Investment	£244,250.00

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.



Returns Based on Rental Income	£4,000
Mortgage Payments on £581,250.00 @ 5%	£2,421.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£400.00
Letting Fees	£400.00
Total Monthly Costs	£3,236.88
Monthly Net Income	£763
Annual Net Income	£9,158
Net Return	3.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,158**
Adjusted To

Net Return **0.47%**

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

Annual Net Income **£2,332**
Adjusted To

Net Return **0.95%**

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 £925,000.



£925,000

4 bedroom semi-detached house for sale

Princes Road, Buckhurst Hill, IG9

+ Add to report

NO LONGER ADVERTISED SOLD STC

Unique Victorian semi detached property | A wonderful mix of both period and contemporary feature...

SOLD PRICE HISTORY



£650,000

4 bedroom terraced house for sale

Maple Close, Buckhurst Hill, IG9

+ Add to report

NO LONGER ADVERTISED SOLD STC

4 Bedrooms | Mid-Terraced | Two En-Suite Bathrooms | Off-Street Parking | Double Glazed | Util...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,500 based on the analysis carried out by our letting team at **Let Property Management**.



£3,500 pcm

4 bedroom detached house

Palmerston Road, Buckhurst Hill, Essex, IG9

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Excellent Location | Modern Design Kitchen | Garden | Available now | Pictures will be upload...

SOLD PRICE HISTORY



£2,800 pcm

4 bedroom house

Palmerston Road, Buckhurst Hill, Essex

NO LONGER ADVERTISED

+ Add to report






House | Unfurnished Property | Buckhurst Hill | Epping Forest District Council | No Pets Ever | M...

Marketed from 23 Mar 2023 to 28 Mar 2023 (4 days) by Edward Taub & Co, Buckhurst Hill - 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: **NO**
-  Standard Tenancy Agreement In Place: **NO**
-  Fully compliant tenancy: **NO**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **VACANT**
-  Payment history: **N/A**

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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The Atrium, Lower Queens Road,
Buckhurst Hill, IG9

209592015

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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