

LET PROPERTY PACK

INVESTMENT INFORMATION

Meadfield Green, Edgware,
HA8

209783659

 www.letproperty.co.uk





Property Description

Our latest listing is in Meadfield Green, Edgware, HA8

Get instant cash flow of **£1,354** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **6.4%** 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...



Meadfield Green,
Edgware, HA8

209783659



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: freehold

Current Rent: £1,354

Market Rent: £2,000

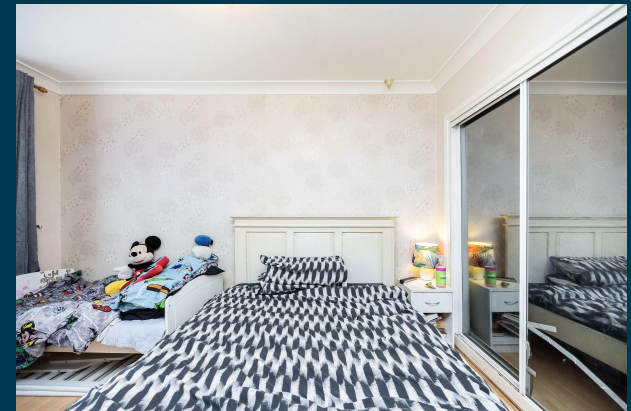
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £374,000.00 and borrowing of £280,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 374,000.00

25% Deposit	£93,500.00
SDLT Charge	£17,420
Legal Fees	£1,000.00
Total Investment	£111,920.00

Projected Investment Return



The monthly rent of this property is currently set at £1,354 per calendar month but the potential market rent is

£ 2,000

Returns Based on Rental Income	£1,354	£2,000
Mortgage Payments on £280,500.00 @ 5%	£1,168.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£135.42	£200.00
Total Monthly Costs	£1,319.17	£1,383.75
Monthly Net Income	£34.99	£616.25
Annual Net Income	£419.93	£7,395.00
Net Return	0.38%	6.61%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,395.00**
Adjusted To

Net Return **3.03%**

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

Annual Net Income **£1,785.00**
Adjusted To

Net Return **1.59%**

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 £325,000.

Within area



£325,000



1 bedroom bungalow for sale

Meadfield Green, Edgware HA8

+ Add to report

NO LONGER ADVERTISED SOLD STC

END OF TERRACE | FITTED KITCHEN | DOUBLE GLAZED WINDOWS | GAS FIRED CENTRAL HEATING | PA...

SOLD PRICE HISTORY	
7 Oct 2022	£312,900
20 Nov 2012	£200,000
5 Oct 2007	£186,000

Marketed from 6 Jun 2023 to 6 Feb 2024 (244 days) by Bladon Sears, Edgware

Within 1 / 4 area



£165,000

2 bedroom apartment for sale

Springwood Crescent, Edgware, HA8 8SE

+ Add to report

NO LONGER ADVERTISED

Two Bedrooms | Chain Free | Ideal for First Time Buyers | Great Investment | Close to Transport |...

Marketed from 3 Jan 2024 to 19 Jul 2024 (197 days) by Benjamin Stevens, Edgware

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,455 based on the analysis carried out by our letting team at **Let Property Management**.



£1,455 pcm

1 bedroom flat

+ Add to report

Edgware, Edgware, HA8

NO LONGER ADVERTISED

Marketed from 27 Mar 2023 to 27 Apr 2023 (31 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 1606984



£1,400 pcm

1 bedroom flat

+ Add to report

Burrell Close, Edgware, HA8

NO LONGER ADVERTISED

Marketed from 17 May 2024 to 30 May 2024 (13 days) by OpenRent, London

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: **4 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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