

LET PROPERTY PACK

INVESTMENT INFORMATION

Lingard Avenue, London,
NW9

205063739

 www.letproperty.co.uk





Property Description

Our latest listing is in Lingard Avenue, London, NW9

Get instant cash flow of **£2,250** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£2,730** which would provide the investor a Gross Yield of **5.2%** 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 be a rewarding addition to an investor portfolio.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

3 bedroom

2 bathroom

Spacious Lounge

Large Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,250

Market Rent: £2,730

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £633,000.00 and borrowing of £474,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 633,000.00

25% Deposit	£158,250.00
SDLT Charge	£38,140
Legal Fees	£1,000.00
Total Investment	£197,390.00

Projected Investment Return



The monthly rent of this property is currently set at £2,250 per calendar month but the potential market rent is

£ 2,730

Returns Based on Rental Income	£2,250	£2,730
Mortgage Payments on £474,750.00 @ 5%	£1,978.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£225.00	£273.00
Total Monthly Costs	£2,218.13	£2,266.13
Monthly Net Income	£31.88	£463.88
Annual Net Income	£382.50	£5,566.50
Net Return	0.19%	2.82%

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 **£106.50**
Adjusted To

Net Return **0.05%**

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

Annual Net Income **-£3,928.50**
Adjusted To

Net Return **-1.99%**

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 £510,000.



£510,000

3 bedroom flat for sale

Jenner Court, Lingard Avenue, London

+ Add to report

NO LONGER ADVERTISED SOLD STC

Spacious Living/Dining Area | Fully Fitted Kitchen | Allocated Gated Parking | Minutes Away From...

Marketed from 31 Mar 2021 to 29 Nov 2021 (243 days) by Lock 8 Estates, London



£345,000

1 bedroom flat for sale

Jenner Court, London

+ Add to report

NO LONGER ADVERTISED SOLD STC

1 Bedroom For Sale! | Upper Floor | Allocated Parking | Less than a minute walk from Colindale ...

Marketed from 31 Mar 2021 to 20 Jun 2022 (446 days) by Lock 8 Estates, London

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at **Let Property Management**.



£3,000 pcm

3 bedroom apartment

UNCLE Colindale, Aerial Square, London, NW9

NO LONGER ADVERTISED

Marketed from 17 Apr 2023 to 18 Apr 2023 (1 days) by CBRE Residential, Letting Developments, London

+ Add to report



£2,974 pcm

3 bedroom apartment

UNCLE Colindale, Aerial Square, London, NW9

NO LONGER ADVERTISED

Marketed from 24 Aug 2023 to 1 Sep 2023 (7 days) by CBRE Residential, Letting Developments, London

+ Add to report

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: **5 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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