

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Shaftesbury Road, London,  
E7

210114371

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Shaftesbury Road, London, E7

Get instant cash flow of **£1,200** per calendar month with a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£1,640** which would provide the investor a Gross Yield of **6.1%** 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...



Shaftesbury Road,  
London, E7

210114371



## Property Key Features

**1 bedroom**

**1 bathroom**

**Spacious Room**

**Large Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,200**

**Market Rent: £1,640**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £322,000.00 and borrowing of £241,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 322,000.00

25% Deposit	£80,500.00
SDLT Charge	£13,260
Legal Fees	£1,000.00
Total Investment	£94,760.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,200 per calendar month but the potential market rent is

£ 1,640

Returns Based on Rental Income	£1,200	£1,640
Mortgage Payments on £241,500.00 @ 5%	£1,006.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£120.00	£164.00
<b>Total Monthly Costs</b>	<b>£1,141.25</b>	<b>£1,185.25</b>
<b>Monthly Net Income</b>	<b>£58.75</b>	<b>£454.75</b>
<b>Annual Net Income</b>	<b>£705.00</b>	<b>£5,457.00</b>
<b>Net Return</b>	<b>0.74%</b>	<b>5.76%</b>

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      **£2,177.00**  
Adjusted To

Net Return                      **2.30%**

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

Annual Net Income      **£627.00**  
Adjusted To

Net Return                      **0.66%**

# 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 £350,000.



£350,000

## 1 bedroom flat for sale

+ Add to report

Forest Gate, Upton Park, London, E7

NO LONGER ADVERTISED

Marketed from 20 Jul 2023 to 22 Aug 2023 (32 days) by Foxtons, Stratford



£290,000

## 1 bedroom flat for sale

+ Add to report

Shaftesbury Road, London

NO LONGER ADVERTISED

Marketed from 27 Jun 2023 to 7 Aug 2024 (406 days) by Douglas Allen, East Ham

# 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

1 bedroom flat

+ Add to report

The Beeches, Manor Park, London, E12

NO LONGER ADVERTISED

Marketed from 13 Oct 2022 to 15 Oct 2022 (1 days) by Foxtons, Stratford



£2,600 pcm

1 bedroom flat

+ Add to report

Radlett Close, Stratford, London, E7

NO LONGER ADVERTISED

Marketed from 15 Dec 2022 to 16 Dec 2022 by Foxtons, Stratford

# 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: **Moved in within the last 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.



**LETPROPERTY**