

LET PROPERTY PACK

INVESTMENT INFORMATION

Studley Rd London E7

209131830











Property Description

Our latest listing is in Studley Rd London E7

Get instant cash flow of £1,500 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £2,000 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...







Studley Rd London E7



2 Bedrooms

1 Bathroom

Spacious Rooms

Well-Maintained Property

Factor Fees: £1200.00

Ground Rent: TBC

Lease Length: 100 years

Current Rent: £1,500

Market Rent: £2,000

209131830

Lounge







Kitchen





Bedrooms







Bathroom





Exterior









Initial Outlay





Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£86,250.00**

SDLT Charge £15,100

Legal Fees £1,000.00

Total Investment £102,350.00

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.

The monthly rent of this property is currently set at £1,500 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,500	£2,000
Mortgage Payments on £258,750.00 @ 5%	£1,078.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	TBC	
Letting Fees	£150.00	£200.00
Total Monthly Costs	£1,343.13	£1,393.13
Monthly Net Income	£156.88	£606.88
Annual Net Income	£1,882.50	£7,282.50
Net Return	1.84%	7.12%

Return Stress Test Analysis Report





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

Annual Net Income

£3,282.50

Adjusted To

Net Return

3.21%

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

Annual Net Income

£2,107.50

Adjusted To

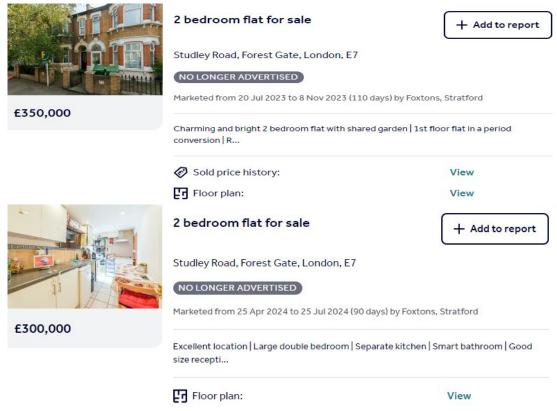
Net Return

2.06%

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.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property**

Management.



£2,000 pcm

2 bedroom ground floor flat

+ Add to report

Green Street

NO LONGER ADVERTISED

Marketed from 15 Feb 2024 to 19 Feb 2024 (4 days) by Scraye, London

Refurbished | High ceilings | Big windows | Washer | Freezer

Floor plan:

View



£2,000 pcm

2 bedroom flat

+ Add to report

Upton Lane, Forest Gate, London, E7

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Sep 2023 to 24 Oct 2023 (49 days) by Your Move Lettings, Forest Gate

Immaculately Presented | Newly Built Development | Mixture of 1-3 Bedrooms | Unfurnished Property...

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.





Interested in this property investment?

Call us on **0141 478 0985**



Studley Rd London E7



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.