

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Viewfield Close, Harrow,  
HA3

211713796

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





## Property Description

Our latest listing is in Viewfield Close, Harrow, HA3

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

**A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.**

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



Viewfield Close, Harrow,  
HA3

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## Property Key Features

1 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Room

Factor Fees: £1,160/year

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,400

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £255,000.00 and borrowing of £191,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 255,000.00

25% Deposit	£63,750.00
SDLT Charge	£7,900
Legal Fees	£1,000.00
Total Investment	£72,650.00

# 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.



<b>Returns Based on Rental Income</b>	<b>£1,400</b>
Mortgage Payments on £191,250.00 @ 5%	<b>£796.88</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£97.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£140.00</b>
<b>Total Monthly Costs</b>	<b>£1,048.88</b>
<b>Monthly Net Income</b>	<b>£351.13</b>
<b>Annual Net Income</b>	<b>£4,213.50</b>
<b>Net Return</b>	<b>5.80%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,413.50**  
Adjusted To

Net Return                      **1.95%**

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


Annual Net Income      **£388.50**  
Adjusted To

Net Return                      **0.53%**

# 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 £260,000.00.




**1 bedroom flat for sale** + Add to report

John Perrin Place, Preston, Harrow, HA3


**NO LONGER ADVERTISED**


Marketed from 9 Apr 2024 to 27 Aug 2024 (140 days) by Foxtons, Harrow

1 bedroom ground floor flat | Private balcony | Generous sized bedroom | Excellent location | Clo...

 EPC: View

(Approx.) Sqft: **431 sq ft** Price (£) per sqft: **£603.87**

 [View floor plan](#)



**1 bedroom apartment for sale** + Add to report

Hillview Close, Wembley, HA5

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 25 Mar 2022 to 3 Nov 2022 (222 days) by Ellis & Co, Wembley



First floor flat | One Bedroom | One bathroom | Communal gardens | Parking | Refurbished



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,400 pcm</p>	<p><b>1 bedroom flat</b> <a href="#">+ Add to report</a></p> <p>Aylands Close, Wembley, HA9</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 28 Jan 2024 to 4 Feb 2024 (6 days) by OpenRent, London</p> <hr/> <p>No Agent Fees   Students Can Enquire   Property Reference Number: 1968952</p>
 <p>£1,400 pcm</p>	<p><b>1 bedroom flat</b> <a href="#">+ Add to report</a></p> <p>Barn Hill, Wembley, HA9</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 10 Jan 2024 to 17 Jan 2024 (7 days) by OpenRent, London</p> <hr/> <p>No Agent Fees   Students Can Enquire   Bills Included   Property Reference Number: 1947813</p>

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
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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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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