

LET PROPERTY PACK

INVESTMENT INFORMATION

Park Place, Wembley, HA9

212347256

 www.letproperty.co.uk





Property Description

Our latest listing is in Park Place, Wembley, HA9

This property has a potential to rent for **£2,400** which would provide the investor a Gross Yield of **4.5%** 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...



Park Place, Wembley,
HA9

212347256



Property Key Features

3 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: freehold

Lease Length: freehold

Current Rent: VACANT

Market Rent: £2,400

Kitchen



Bedrooms



Bathroom





Figures based on assumed purchase price of £635,000.00 and borrowing of £476,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 635,000.00

25% Deposit	£158,750.00
SDLT Charge	£38,300
Legal Fees	£1,000.00
Total Investment	£198,050.00

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 £0 per calendar month but the potential market rent is



£ 2,400

Returns Based on Rental Income	£2,400
Mortgage Payments on £476,250.00 @ 5%	£1,984.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	freehold
Letting Fees	£240.00
Total Monthly Costs	£2,239.38
Monthly Net Income	£160.63
Annual Net Income	£1,927.50
Net Return	0.97%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£2,872.50**

Net Return **-1.45%**

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


Annual Net Income Adjusted To **-£7,597.50**

Net Return **-3.84%**

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 £650,000.00.



3 bedroom end of terrace house for sale


Chalfont Avenue, Wembley, HA9

CURRENTLY ADVERTISED

Marketed from 4 Dec 2024 by Ellis & Co, Wembley

3 Bedrooms | 2 Reception | 2 Bathroom | End of Terrace | Seperate W.C | Solar Panels | Outbuildin...

£650,000



[View floor plans](#)


Sold price history: [View](#)

14/05/2018	£485,000
------------	----------

EPC: [View](#)

(Approx.) Sqft: **861 sq ft** Price (£) per sqft: **£754.84**

[+ Add to report](#)



3 bedroom bungalow for sale

Scarle Road, Wembley, Middlesex HA0

CURRENTLY ADVERTISED

Marketed from 19 Nov 2024 by Hilton & Fox, Wembley

Three Double Bedrooms | Garage | No Chain | Large Plot | Spacious | Popular Location


£650,000

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,400 based on the analysis carried out by our letting team at **Let Property Management**.




3 bedroom apartment [+ Add to report](#)

North End Road, Wembley

CURRENTLY ADVERTISED

Marketed from 11 Dec 2024 by Daniels, Wembley

£2,400 pcm




[View floor plan](#)

LUXURY 3 BEDROOM APARTMENT | AVAILABLE NOW | IN THE HEART OF WEMBLEY PARK | 5 MINUTES WALK TO ERM...

Sold price history:	View
21/07/2021	£600,000

EPC: [View](#)

(Approx.) Sqft: **926 sq ft** Price (£) per sqft: **£2.59**



3 bedroom terraced house [+ Add to report](#)

Lancelot Avenue, Wembley

NO LONGER ADVERTISED

Marketed from 16 Oct 2024 to 28 Oct 2024 (11 days) by Daniels, North Wembley

AVAILABLE NOW | 3 BEDROOM HOUSE | CENTRAL WEMBLEY | MODERN FINISH | FURNISHED | AIR CONDITIONING ...

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.



Park Place, Wembley, HA9

212347256

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