

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cedars Court, London, N9  
9AJ

218196637

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





## Property Description

Our latest listing is in Cedars Court, London, N9 9AJ

Get instant cash flow of **£1,500** per calendar month with a **7.5%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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## Property Key Features

1 bedroom

1 bathroom

Shared Private Parking

Shared Garden (back only)

Factor Fees: tbc

Ground Rent: tbc

Lease Length: 84 years

Current Rent: £1,500



# Lounge



# Kitchen



# Bedrooms





# Bathroom





Figures based on assumed purchase price of £241,500.00 and borrowing of £181,125.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 241,500.00

25% Deposit £60,375.00

SDLT Charge £14,405

Legal Fees £1,000.00

**Total Investment £75,780.00**



# Projected Investment Return



The monthly rent of this property is currently set at £1,500.



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,500
Mortgage Payments on £181,125.00 @ 5%	£754.69
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	tbc
Ground Rent	tbc
Letting Fees	£150.00
Total Monthly Costs	£919.69
Monthly Net Income	£580.31
Annual Net Income	£6,963.75
Net Return	9.19%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,963.75**  
Adjusted To

Net Return                      **5.23%**

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

Annual Net Income      **£3,341.25**  
Adjusted To

Net Return                      **4.41%**

# 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 £220,000.



£220,000

## 1 bedroom flat for sale

+ Add to report

Cedars Court Church Street, Edmonton, N9

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Sep 2018 to 1 Apr 2019 (199 days) by Angels Sales & Lettings, Enfield



£215,000

## 1 bedroom apartment for sale

+ Add to report

Cedars Court, Church Street, London

NO LONGER ADVERTISED

Marketed from 11 Mar 2022 to 1 Aug 2022 (142 days) by Range Homes, Palmers Green



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,550 based on the analysis carried out by our letting team at **Let Property Management**.



£1,550 pcm

## 1 bedroom apartment

Haselbury Road, Edmonton

NO LONGER ADVERTISED

Marketed from 5 Jun 2024 to 3 Jul 2024 (27 days) by Filey Properties, Edmonton

+ Add to report



£1,450 pcm

## 1 bedroom flat

Gareth Drive, London, N9

NO LONGER ADVERTISED

Marketed from 26 Apr 2025 to 10 May 2025 (14 days) by OpenRent, 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: **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.



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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**