

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Carfax Road, Hornchurch  
RM12

222915739

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





## Property Description

Our latest listing is in Carfax Road, Hornchurch RM12

Get instant cash flow of **£3,500** per calendar month with a **7.9%** Gross Yield for investors.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



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## Property Key Features

**5 Bedrooms**

**2 Bathrooms**

**Easy Access to Local Amenities**

**Open-Plan Kitchen and Dining Area**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £3,500**

# Kitchen





# Bedrooms



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £535,000.00 and borrowing of £401,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 535,000.00**

25% Deposit	<b>£133,750.00</b>
SDLT Charge	<b>£43,500</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£178,250.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £3,500 per calendar month.



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



Returns Based on Rental Income	£3,500
Mortgage Payments on £401,250.00 @ 5%	£1,671.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£350.00
Total Monthly Costs	£2,036.88
Monthly Net Income	£1,463.13
Annual Net Income	£17,557.50
Net Return	9.85%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£10,557.50**  
Adjusted To

Net Return                      **5.92%**

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

Annual Net Income      **£9,532.50**  
Adjusted To

Net Return                      **5.35%**

# 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 £700,000.



£700,000

## 5 bedroom end of terrace house for sale



South End Road, Hornchurch, RM12

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 10 Feb 2025 to 24 Mar 2025 (41 days) by Chalk Street Estates, Havering



£650,000

## 5 bedroom end of terrace house for sale



Upper Rainham Road, Hornchurch

NO LONGER ADVERTISED

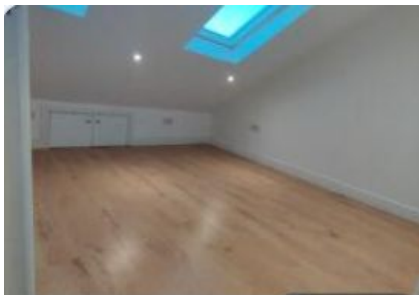
Marketed from 30 Jul 2025 to 8 Oct 2025 (69 days) by Lux Homes, London & Essex



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,500 based on the analysis carried out by our letting team at **Let Property Management**.



£4,500 pcm

## 5 bedroom terraced house

Essex Road, Barking, IG11

NO LONGER ADVERTISED

Marketed from 26 Feb 2025 to 27 Feb 2025 by OpenRent, London



£4,200 pcm

## 5 bedroom terraced house

Eastern Avenue, Ilford, IG2

NO LONGER ADVERTISED

Marketed from 5 Mar 2025 to 19 May 2025 (75 days) by Birchills, London





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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**