

LET PROPERTY PACK

INVESTMENT INFORMATION

Finsbury House Partridge
Way London N22

224524712

 www.letproperty.co.uk





Property Description

Our latest listing is in Finsbury House
Partridge Way London N22

Get instant cash flow of **£1,385** per calendar
month with a **10.5%** Gross Yield for investors.

This property has a potential to rent for **£1,560**
which would provide the investor a Gross Yield
of **11.8%** if the rent was increased to market
rate.

**This property offers a well-situated home
within a friendly residential community. The
area benefits from local shops, schools, and
transport links, providing convenience and
accessibility. A practical choice for buyers
seeking comfort and everyday
amenities close to home.**

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



Finsbury House Partridge
Way London N22

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £225.00 pm

Ground Rent: £0.84 pm

Lease Length: 98 years

Current Rent: £1,385

Market Rent: £1,560

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £158,000.00 and borrowing of £118,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 158,000.00

| | |
|------------------|-------------------|
| 25% Deposit | £39,500.00 |
| SDLT Charge | £8,560 |
| Legal Fees | £1,000.00 |
| Total Investment | £49,060.00 |

Projected Investment Return



The monthly rent of this property is currently set at £1,385 per calendar month but the potential market rent is

£ 1,560

| Returns Based on Rental Income | £1,385 | £1,560 |
|---------------------------------------|------------------|------------------|
| Mortgage Payments on £118,500.00 @ 5% | £493.75 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £225.00 | |
| Ground Rent | £0.84 | |
| Letting Fees | £138.50 | £156.00 |
| Total Monthly Costs | £873.09 | £890.59 |
| Monthly Net Income | £511.91 | £669.41 |
| Annual Net Income | £6,142.92 | £8,032.92 |
| Net Return | 12.52% | 16.37% |

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,912.92**
Adjusted To

Net Return **10.01%**

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

Annual Net Income **£5,673.00**
Adjusted To

Net Return **11.56%**

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 £300,000.



£300,000

1 bedroom flat for sale

Avenue Road, London, N15, Tottenham, London, N15

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 16 Jan 2026 by Foxtons, Wood Green



£300,000

1 bedroom apartment for sale

Canning Crescent, London, N22

CURRENTLY ADVERTISED

SOLD STC

Marketed from 4 Oct 2025 by Thomas James, Powered by Keller Williams, Covering North London

+ Add to req

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,300 based on the analysis carried out by our letting team at **Let Property Management**.



£2,300 pcm

1 bedroom penthouse



Jameson Lodge, 58 Shepherds Hill, Highgate, N6

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jan 2026 to 17 Jan 2026 (5 days) by Dutch & Dutch, West Hampstead



£2,300 pcm

1 bedroom apartment

Alameda, HA9

NO LONGER ADVERTISED

Marketed from 16 Feb 2026 to 18 Feb 2026 (2 days) by Home Made, London

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **moved within the last 2 years**

 Payment history: **On time for length of tenancy**

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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