

LET PROPERTY PACK

INVESTMENT INFORMATION

Axis Court, High Mead,
Harrow, HA1 2TJ

198507774

 www.letproperty.co.uk





Property Description

Our latest listing is in Axis Court, High Mead, Harrow, HA1 2TJ

Get instant cash flow of **£1,550** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£1,650** which would provide the investor a Gross Yield of **6.1%** if the rent was increased to market rate.

With a long term tenant, a location that is accessible to various amenities and good rental income, this property will be the perfect addition to an investors portfolio.

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



Axis Court, High Mead,
Harrow, HA1 2TJ

198507774



Property Key Features

2 Bedroom

1 Bathroom

Open Plan Lounge and Kitchen

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: £275.00

Current Rent: £1,550

Market Rent: £1,650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £243,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 325,000.00

25% Deposit	£81,250.00
SDLT Charge	£13,500
Legal Fees	£1,000.00
Total Investment	£95,750.00

Projected Investment Return



The monthly rent of this property is currently set at £1,550 per calendar month but the potential market rent is

£ 1,650

Returns Based on Rental Income	£1,550	£1,650
Mortgage Payments on £243,750.00 @ 5%	£1,015.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£275.00 per annum	
Letting Fees	£155.00	£165.00
Total Monthly Costs	£1,460.63	£1,470.63
Monthly Net Income	£89.38	£179.38
Annual Net Income	£1,072.50	£2,152.50
Net Return	1.12%	2.25%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£1,147.50**

Net Return **-1.20%**

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

Annual Net Income Adjusted To **£577.50**

Net Return **0.60%**

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 £396,000.



£349,995



Floorplan

2 bedroom ground floor flat for sale

High Mead, Harrow

+ Add to report

NO LONGER ADVERTISED

Two bedroom ground floor flat | Bathroom plus shower room | No chain | Popular High Mead location...

SOLD PRICE HISTORY

3 Jun 2016

£396,000



£360,000

2 bedroom apartment for sale

25 Bluepoint Court, 203 Station Road, Middlesex, HA1 2TS

+ Add to report

CURRENTLY ADVERTISED

This sale is conditional and is subject to confirmation by the seller, who will accept or decline...

Marketed from 13 Sep 2023 by BidX1, London

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

2 bedroom apartment

Station Road, Harrow, Middlesex, HA1

+ Add to report

CURRENTLY ADVERTISED

Contemporary two bedroom apartment | Bright and airy throughout | Open-plan living | Modern kitch...

Marketed from 21 Mar 2024 by Winkworth, Harrow



£1,800 pcm

2 bedroom maisonette

Torver Road, Harrow, HA1

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Property Reference Number: 1904336

Marketed from 13 Dec 2023 to 30 Dec 2023 (17 days) by OpenRent, London

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **3 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.



 www.letproperty.co.uk

Axis Court, High Mead, Harrow, HA1 2TJ

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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