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LET PROPERTY PACK

INVESTMENT INFORMATION

Chiswick Court, Silver Crescent London, W4

206097860

(www.letproperty.co.uk





Property Description

Our latest listing is in Chiswick Court, Silver Crescent London, W4

Get instant cash flow of £1,900 per calendar month with a 5.4% Gross Yield for investors.

This property has a potential to rent for **£2,345** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

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...

LETPR®PERTY





Chiswick Court, Silver Crescent London, W4

206097860

2 Bedrooms 1 Bathroom Spacious Lounge Good Condition

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Property Key Features

Factor Fees: £1,400.00 Ground Rent: £62.50 Lease Length: 97 years Current Rent: £1,900 Market Rent: £2,345

Lounge









Kitchen





Bedrooms





Bathroom





Exterior



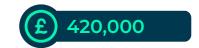






Figures based on assumed purchase price of £420,000.00 and borrowing of £315,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£105,000.00
SDLT Charge	21100
Legal Fees	£1,000.00
Total Investment	£127,100.00

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 £1,900 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,900	£2,345
Mortgage Payments on £315,000.00 @ 5%	£1,312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1,400.00	
Ground Rent	£62.50	
Letting Fees	£190.00	£234.50
Total Monthly Costs	£2,980.00	£3,024.50
Monthly Net Income	-£1,080	<mark>-£680</mark>
Annual Net Income	-£12,960	-£8,154
Net Return	-10.20%	<mark>-6.42</mark> %



Return Stress Test Analysis Report





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

Annual Net Income -£12,844 Adjusted To

Net Return -10.11%

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

Annual Net Income -£13,704 Adjusted To

Net Return

-10.78%

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 £475,000.



£475,000

2 bedroom apartment for sale

Chiswick Court, 1A Silver Crescent, London, W4

NO LONGER ADVERTISED

Two bedrooms | Lift service | Close to Gunnersbury Tube Station | Close to amenities

Marketed from 26 Oct 2018 to 28 Jan 2019 (94 days) by Stirling Ackroyd Sales, Chiswick



2 bedroom flat for sale

Silver Crescent, Chiswick

NO LONGER ADVERTISED

+ Add to report

+ Add to report

Two Bedrooms | One Bathroom | Purpose-Built | Central Location | Close to Station | No Onward Chain

Marketed from 23 Nov 2018 to 12 Nov 2019 (354 days) by Dexters, Chiswick

£400,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as $\pm 2,250$ based on the analysis carried out by our letting team at **Let Property Management**.



£2,250 pcm



Silver Crescent, London, W4

NO LONGER ADVERTISED LET AGREED

Available immediately | Light & bright fully fitted kitchen/dining space | Second floor apartment...

Marketed from 9 Nov 2022 to 6 Jan 2023 (58 days) by John D Wood & Co. Lettings, Chiswick



£1,712 pcm

2 bedroom penthouse

Silver Crescent, Chiswick, W4

NO LONGER ADVERTISED

Newly Refurbished Penthouse Apartment | Open Plan Reception/Dining Room | New Kitchen and Bathroo...

Marketed from 16 Oct 2018 to 31 Oct 2018 (15 days) by Rickman Properties, London



+ Add to report

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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 1 year+





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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.

