

PROPERTY INVESTMENT SCHEDULE



Flat 16 Shelduck Court
Pilot Close
London, SE8 5PG



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PROPERTY DETAILS

Flat 16 Shelduck Court
Pilot Close
London, SE8 5PG

Offers in Excess of £330,000

*** Investment Property***

We Sell Rented Property are delighted to bring to the market this delightful 3-Bedroom property which is only a short journey away from London City-Centre.

Type of Home	Flat	Bedrooms	3
Tenure	Freehold	Bathrooms	2
Tenant	In Place	Reception	1
Current Rent	£1600pcm		
Potential Rent	£2100pcm		
Yield	See Pages 7-8		



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PROPERTY IMAGES



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PROPERTY IMAGES



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PROPERTY IMAGES



FLOORPLAN

Approx. Gross Internal Floor Area 905 sq. ft / 84.13 sq. m

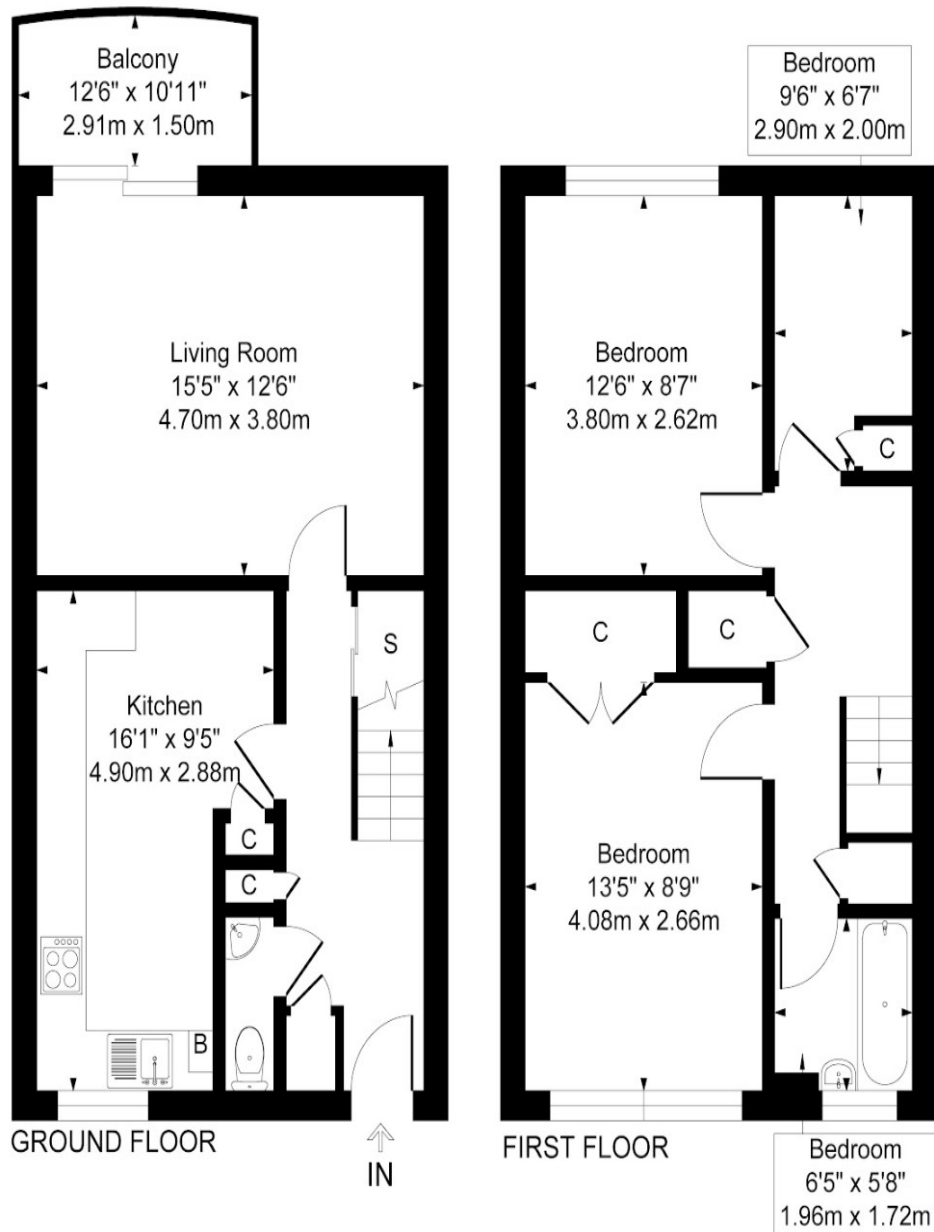


Illustration for identification purpose only, not in scale



INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase over the next 5 years.

Page 7 – Current annual rent returns for a cash purchase & for 75% LTV purchase.

Page 8 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.

Page 9 – Historic increase in value & potential future increase in value. Within the area.

Page 10 – The Combined potential rental income & potential increase in value: to give a Total Potential Return - over 5 years



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RETURN AT CURRENT RENT

£1600 PCM

Cash Purchase Investment / Current Return = 5.6% Yield

Investment		Income	
House Purchase Price	£330,000	Annual Income	£19,200
LBTT	£13,900	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£344,900	Net Annual Income	£19,200

BTL Mortgage Investment / Current Return = 7.01% Yield

Investment		Income	
25% of Purchase Price	£82,500	Annual Income	£19,200
LBTT	£13,900	Less Mortgage Int	£12,375
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£97,400	Net Annual Income	£6,825

* Assumed 25% deposit & BTL interest rate of 5%



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RETURN AT POTENTIAL RENT £2100 PCM

Cash Purchase Investment / Potential Return = 7.3% Yield

Investment		Income	
House Purchase Price	£330,000	Annual Income	£25,200
LBTT	£13,900	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£344,900	Net Annual Income	£25,200

BTL Mortgage Investment / Potential Return = 13.17% Yield

Investment		Income	
25% of Purchase Price	£82,500	Potential Annual Income	£25,200
LBTT	£13,900	Less Mortgage Int	£12,375
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£97,400	Net Annual Income	£12,825

* Assumed 25% deposit & BTL interest rate of 5%

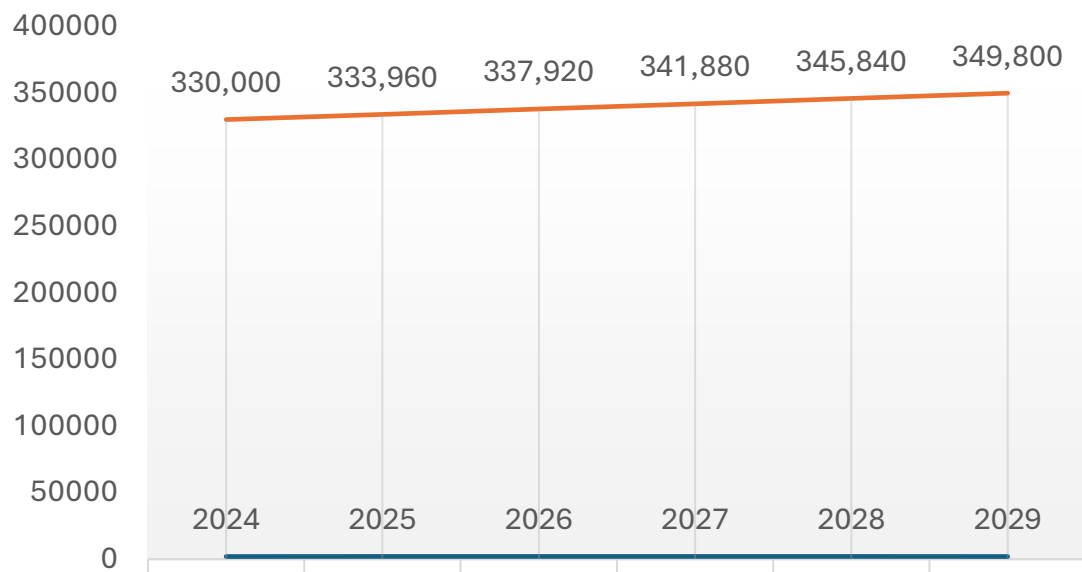


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PROJECTED FUTURE VALUE

House prices in the Lewisham area have increased by 6% in the last 5 years

Potential Future Value - 5 years



YEAR	1	2	3	4	5	6
YEAR	2024	2025	2026	2027	2028	2029
PROPERTY PRICE POTENTIAL (£)	330,000	333,960	337,920	341,880	345,840	349,800

— YEAR — PROPERTY PRICE POTENTIAL (£)

Based on last 5 years performance



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON CURRENT RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 34%

Cash Investment	£344,900
5 Year Income	£96,000
Potential Increase in Value	£19,800
Total Potential Return	£115,800

BTL Mortgage Investment / Potential Total Return 55%

Cash Investment	£97,400
5 Year Net Income	£34,125
Potential Increase in Value	£19,800
Total Potential Return	£53,925



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 42%

Cash Investment	£344,900
5 Year Income	£126,000
Potential Increase in Value	£19,800
Total Potential Return	£145,800

BTL Mortgage Investment / Potential Total Return 86%

Cash Investment	£97,400
5 Year Net Income	£64,125
Potential Increase in Value	£19,800
Total Potential Return	£83,925



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TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term



Property fully compliant (EICR / Gas Safety etc)



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LOCAL SALES ACTIVITY

Comparable sale properties



£329,500

Flat 13, Plane Tree House, Etta Street, London SE8 5NS

Distance: 0.08 miles



Flat / Leasehold

Sale date: Jun 2021

Sale date:

Jun 2021

Feb 2008

May 2004

Price:

£329,500

£192,000

£150,000



£375,000

Flat 13, Citrus House, Alverton Street, London SE8 5NP

Distance: 0.1 miles



Maisonette / Leasehold

Sale date: Jun 2020

Sale date:

Jun 2020

Price:

£375,000



£375,000

Alverton Street, London SE8

ARCHIVED

Distance: 0.1 miles



Maisonette / Leasehold

A stunning split level three bedroom maisonette, spanning approximately 915 square foot, located nicely for Deptford train station and fantastic local amenities. In excellent condition throughout ...



£315,000

Abinger Grove, Deptford, London SE8

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Distance: 0.14 miles



Maisonette

Deptford SE8. Light, airy and spacious 3 bedroom maisonette with a private garden on a quiet residential street. The property is located close to local Universities, walking distance to Deptford ...

Sale date:

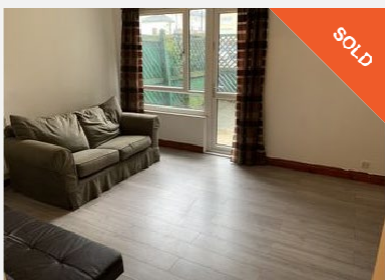
Jun 2021

Jan 2017

Price:

£310,000

£320,000



£310,000

Flat 3, Kittiwake Court, Abinger Grove, London SE8 5SW

Distance: 0.14 miles



Maisonette / Leasehold

Sale date: Jun 2021

Sale date:

Jun 2021

Jan 2017

Price:

£310,000

£320,000



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LOCAL LETTINGS ACTIVITY

Comparable rental properties



£1,400 pcm (£323 pw)

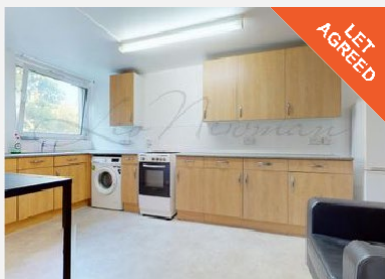
Abinger Grove, Deptford, London SE8

ARCHIVED

Distance: 0.14 miles

3 Maisonette

Deptford SE8. Light, airy and spacious 3-4 bedroom maisonette with a private garden. Situated on a quiet residential, the property has been newly refurbished throughout and is offered either ...



£1,850 pcm (£427 pw)

Abinger Grove, Deptford SE8

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Distance: 0.15 miles

3 Maisonette

This is a ground and first floor maisonette with three bedrooms and private rear patio garden located in Abinger Grove, Deptford. Close to local cafes, shops and amenities. Walking distance to ...



£1,800 pcm (£415 pw)

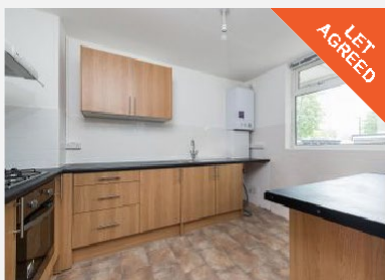
Arbinger Grove, Deptford, London SE8

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Distance: 0.16 miles

3 Maisonette

Large 3 bedroom split level ground floor maisonette, located 8 minutes from Deptford and New Cross mainline stations. Presented in good condition with plenty of storage, its own front door and ...



£2,800 pcm (£646 pw)

Lynch Walk, London, Greater London SE8

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Distance: 0.19 miles

3 Maisonette

Nestled in the heart of Deptford and located in the peaceful Lynch Walk, this spacious three-bedroom maisonette promises an unbeatable combination of comfort, style, and convenience. With ...



£1,695 pcm (£391 pw)

Dacca Street, Deptford, London SE8

ARCHIVED

Distance: 0.21 miles


3 Maisonette


Zero deposit available. Long let. This 3 bedroom ground floor maisonette arranged over 2 floors offers a spacious reception room with lovely garden patio, well proportioned bedrooms and bright ...



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Contact Information

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