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Loughborough Road, London, SW9

Below Market Value

			
Bedrooms – 3	Bathroom – 1	Receptions - 1	Tenure – Lease



Highlights

- Purchase Price - £304,995
- Market Value - £400,000
- Discount - £95,005
- 24% Discount
- Market Rental - £2300 pcm
- 3 bedroom duplex apartment
- Arranged over 2 floors, 3 bedroom duplex flat
- 3rd and 4th Floor
- Vacant
- SC & GR £2,256 PA, £188 PCM taken into account on the figures
- Leasehold - 117 years remaining
- Located within easy reach Coldharbour Lane
- Shops, bars and restaurants of central Brixton are also close by •
- Gross Yield 9.05%

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Financial Information

DEAL ASSESSMENT

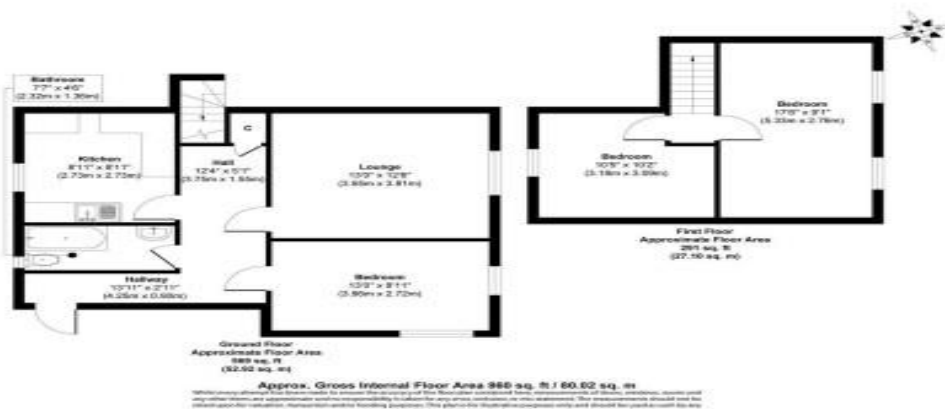
BUY TO BRIDGE

Total Initial Investment Cost	£	86,998.60
Bridge monthly Cashflow	-£	496.21
6 months of bridge costs	£	13,999.27

MORTGAGE REFINANCE INFORMATION (REFINANCING)

Refinanced monthly cashflow	£	562.00
Cash Out From Refinancing	£	71,253.75
Money Left in Deal	£	15,744.85
Months Before No Money Left in		28
Return on Capital Employed		42.83%
Gross Yield		9.05%
Net Yield		7.23%

Floorplans



Comprables



Loughborough Road, London SW9 [See map](#)



Offers in Excess of

£3,000 pcm £692 pw ⓘ

[Tenancy info](#)

Added yesterday



Penford Street, Camberwell [See map](#)



£599,950 ⓘ

[Monthly mortgage payments](#)

Added on 29/06/2023

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Photos



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Location

