

# 2122 - Kensington, London

## Case studies

07.12.21



**Name of case study:** 2122 - Kensington, London

**Gross rate:** 10.20% pa

**Investor return:** 7.68%pa

**Term:** 6 months

**LTV:** 55.51%

**Loan amount:** £138,000

**Exit strategy:** Sale of existing BTL assets

**Reason for loan:** Purchase

**Type of property:** Residential

**Security:** 2nd charge

The client is raising funds via a second charge against their main residence in order to assist with the purchase of two buy-to-let assets. The security is a ground floor two bedroom, two bathroom 947sq. ft. flat with a balcony located in a purpose built block in West Kensington.

The proposed exit will be from the sale of an existing buy-to-let flat in London W14. This loan has an LTV of just over 55% and is for 6 months.

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