



PURCHASE AT AUCTION





LOT 159 - London - Romford Road, Forest Gate, London, E7 8AP

VACANT - Leasehold Self Contained First Floor Flat - Guide Price: £150,000+

Residential - 22nd & 23rd Oct 2025 - Live Stream

Key Features

- Reception Room, Two Bedrooms, Kitchen, Wet Room
- New 125 Year Lease
- GIA approximately 70 sq m (753 sq ft)
- Woodgrange Park Overground Station is approximately 0.3 miles to the east
- Shops and amenities located along Woodgrange Road to the west
- **Virtual Tour available below**

Vacant

Leasehold (125 years remaining)

[Read More](#)

Accommodation Schedule

Floor	Accommodation	Approx GIA	EP C	Council Tax Band
First	Reception Room, Two Bedrooms, Kitchen, Wet Room	70 sq m 753 sq ft	D	B

Acquisition Cost

Purchase Price	£200,000
Stamp Duty	£11,500
Agent's Fee (1.5%+vat)	£3,000
Legal & Misc	£5,000
Total Acquisition Cost	£219,500

Cash Investment Required

35% Deposit at Purchase	£70,000
Stamp Duty	£11,500
Interest for 12months @ 15% for £130k	£20,000
Agent & Legal	£8,000
Professionals / B.R / Structural / QS / MS, etc.	£0
Mobalization Fund	£20,000
Misc	£10,000
Total	£140,000

Profit



Profit (Estimated)		
GDV (Sale Price)		£420,000
Interest on Pur/Dev	£30,000	
Sales Agent + Legal (2%)	£8,000	
Acquisition costs	£220,000	
Development Costs	£50,000	
Total Costs:		£310,000
Profit		£110,000

Return on Investment

ROI (Estimated)	
Cash Invested	£120,000
Profit Earned	£110,000
Total ROI	92%
Profit for JV Partner (50% share)	£55,000
ROI for JV Partner	46%

GDV Appraisal



Units Type (Flats)	Units
2 Bed Flat- First Floor	1
Total Units	1

GDV Appraisal continued

Gross Development Value (Collective)

Units	Level	Description	GIA m2	NIA m2	Value
1	First	2 bed flat (£6,000/sqm)	70	70	£420,000
Total:		Sale@£6,000-£6,500/m2	70	70	£420,000

Gross Rental Value (Collective)

Units	Level	Description	Sqm	Value (Rent)
1	First	2 Bed Flat (7.38% Yield)	70	£31,000
Total:	@ 7.38% Yield		70	£31,000

DEVELOPMENT Costs (Estimates)



Item	Description	Amount £
Legals		£5,000
Professionals / Architect	3% of Construction Cost	£0
Construction / Refurb	FFF	£40,000
Insurances	For building & Construction	£3,000
Finance Cost	15% @ for £40k for 12m	£10,000
Section106 / CIL	Nil	£0
Contingency	5% of Construction Cost	5,000
Total		£63,000

SURVEYS & REPORTS

<u>ASBESTOS SURVEY REPORT</u>	<u>ENERGY PERFORMANCE CERTIFICATE (EPC)</u>	<u>EICR</u>
<u>ELECTRICAL INSTALLATION CONDITION REPORT</u>	<u>FIRE RISK ASSESSMENT</u>	<u>GAS SAFETY RECORD</u>
<u>IGSR</u>		

LEGAL PACK

<u>Official Copy (Register) - EGL68513</u>	<u>Official Copy (Title Plan) - EGL68513</u>	<u>Planning document</u>	<u>Plan - 474B Romford Road, Forest Gate</u>
<u>Full local authority search</u>	<u>474B Romford Road - DW Search</u>	<u>474B Romford Road - Risk View Search</u>	<u>Lease</u>

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