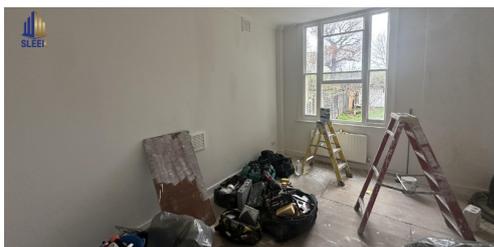


## Purchase at Auction



London Flat A 58 Fairholt Road, Stamford Hill, London, N16 5HN

VACANT - Leasehold Self Contained Ground Floor Flat

Guide Price\*

**£100,000+**

Residential - 28th & 29th Jan 2026 - Live Stream

## Key Features

- Reception Room, Bedroom, Kitchen, Bathroom, Basement (Storage)
- New 125 Year Lease
- GIA approximately 125 sq m (1,345 sq ft)
- Stamford Hill Overground Station is approximately 0.6 miles to the north east
- The shops and amenities of Stoke Newington are to the south

Vacant

**[READ MORE](#)**

# Accommodation and Tenancy Schedule

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<b>Floor</b>	<b>Accommodation</b>	<b>Approx GIA</b>	<b>EPC</b>	<b>Council Tax Band</b>
Ground	Reception Room, Bedroom, Kitchen, Bathroom	125 sq m 1,345 sq ft	E	C
Basement	Storage			

## Acquisition Cost

Purchase Price	<b>£350,000</b>
Stamp Duty	<b>£17,500</b>
Agent's Fee (1.5%+vat )	<b>£7,500</b>
Legal Fee	<b>£6,300</b>
Misc	<b>£4,200</b>
Finance Cost for 12 months	<b>£34,125</b>
<b>Total Acquisition Cost</b>	<b>£419,625</b>

## Cash Investment Required

Cash Deposit 35%	<b>£122,500</b>
Associated Acquisition costs	<b>£35,500</b>
Interest if Retained	<b>£34,125</b>
Mobilization fund	<b>£20,000</b>
Professionals / B.R / Structural / QS / MS etc.	<b>£17,500.00</b>
<b>Total</b>	<b>£229,625</b>

# Profit



## Profit (Estimated)

<b>GDV</b>	<b>£1,000,000</b>
Development cost	£165,000
Acquisition Cost	£419,625
<b>Total Cost</b>	<b>£584,625</b>
<b>Gross profit</b>	<b>£415,375</b>

## Return on Investment

<b>ROI (Estimated)</b>	
Cash Invested	<b>£229,625</b>
Profit Earned	<b>£415,375</b>
Total ROI	<b>180.9%</b>
<b>Profit for JV Partner (50% share)</b>	<b>£207,688</b>

# GDV Appraisal



<b>Units Type (Flats)</b>	<b>Units</b>
Ground Floor Flat With Basement(Storage)	<b>01</b>
<b>Total Units</b>	<b>01</b>

## GDV Appraisal continued

### Gross Development Value (Collective)

<b>Units</b>	<b>Level</b>	<b>Description</b>	<b>Proposed Residential NSA m2</b>	<b>Value</b>
01	Ground Floor	GFF -Basement(Storage)	125	£1,000,000
<b>Total:</b>		<b>Sale@ £8,000/m2</b>	<b>125</b>	<b>£1,000,000</b>

# DEVELOPMENT Loan & Budget



<b>Item</b>	<b>Description</b>	<b>Amount</b>
Legals	5% of Construction Cost	£6,250
Professionals / Architect	2% of Construction Cost	£2,500
Construction / Refurb	Collective Build cost	£125,000
Insurances	For building & Construction	£3,750
Section106 / CIL	Nil	£0
Inteste rolled up costs	15%	£20,625
Contingency	5% of Construction Cost	£6,875
<b>Total</b>		<b>£165,000</b>

# Disclaimer

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This includes not being liable for any loss of property, loss of bargain, loss of capital through over-payment or under-sale or for any indirect, special or consequential loss.