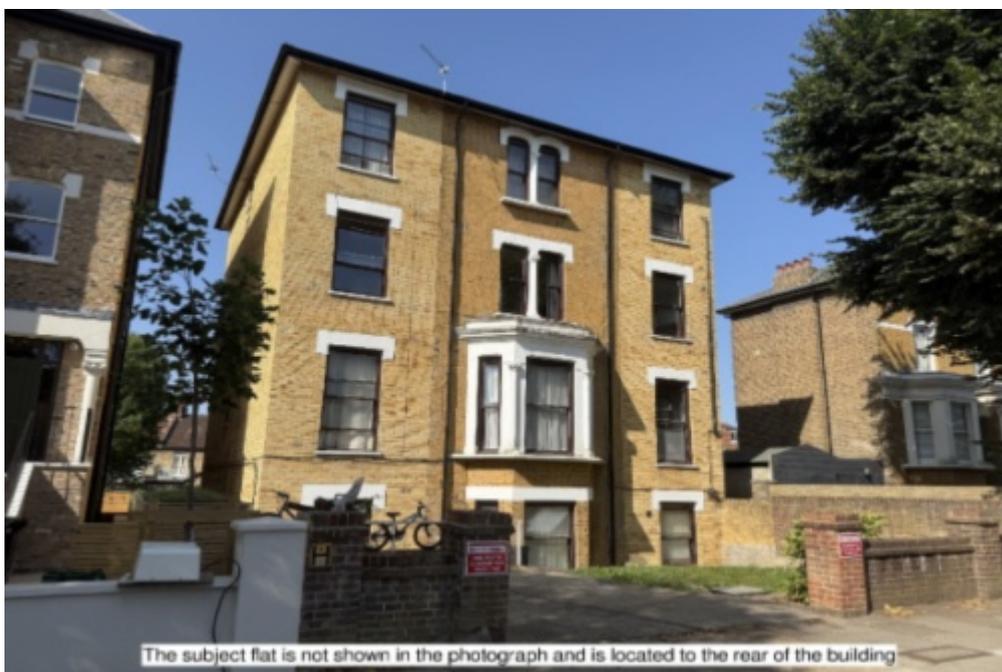




## PURCHASE AT AUCTION





## **LOT 2 - London - Flat 6, 14 Somerset Road, West Ealing , London, W13 9PB**

**VACANT - Leasehold Self Contained First Floor Flat - Guide Price: £155,000+ - Residential**

### **Key Features**

- New 125 Year Lease
- Reception Room, Bedroom, Kitchen, Bathroom
- GIA approximately 52 sq m (560 sq ft)
- West Ealing Rail and Underground (Elizabeth Line) Station is approximately 0.5 miles to the north west
- Shops and amenities located along Uxbridge Road to the north
- Vacant Possession
- Leasehold

**[Read More](#)**

## Accommodation schedule

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<b>Floor</b>	<b>Accommodation</b>	<b>Approx GIA</b>		<b>EPC</b>	<b>Council Tax Band</b>
First	Reception Room, Bedroom, Kitchen, Bathroom	52 sq m	560 sq ft	D	C

## Acquisition Cost

Purchase Price	£200,000
Stamp Duty	£10,000
Agent's Fee (1.5%+vat )	£3,000
Legal & Misc	£7,000
<b>Total Acquisition Cost</b>	<b>£220,000</b>

## Cash Investment Required

35% Deposit at Purchase	£70,000
Stamp Duty	£10,000
Interest for 12months @ 15% for £127k	£10,000
Agent & Legal	£10,000
Professionals / B.R / Structural / QS / MS, etc.	£10,000
Mobalization Fund	£25,000
Misc (5% of Development Budget)	£15,000
<b>Total</b>	<b>£165,000</b>

# Profit



<b>Profit (Estimated)</b>		
<b>GDV (Sale Price)</b>		<b>£810,000</b>
Interest on Purchase	£22,000	
Sales Agent + Legal (2%)	£9,000	
Acquisition costs	£220,000	
Development Costs	£345,000	
<b>Total Costs:</b>		<b>£595,000</b>
<b>Profit</b>		<b>£215,000</b>

## Return on Investment

<b>ROI (Estimated)</b>	
Cash Invested	£165,000
Profit Earned	£215,000
Total ROI	130%
<b>Profit for JV Partner (50% share)</b>	<b>£147,500</b>
<b>ROI for JV Partner</b>	<b>65%</b>

# GDV Appraisal



<b>Units Type (Flats)</b>	<b>Units</b>
One Bed Flat - Ground Floor	<b>1</b>
<b>Total Units</b>	<b>1</b>

## GDV Appraisal continued

### Gross Development Value (Collective)

Units	Level	Description	GIA m2	NIA m2	Value
1	First	One Bed Flat	52	52	£450,000
<b>Total:</b>		<b>Sale@£9,000/m2</b>	<b>52</b>	<b>52</b>	<b>£450,000</b>

### Gross Rental Value (Collective)

Units	Level	Description	Sqm	Value (Rent)
3	First	One Bed Flat	52	£45,000
<b>Total:</b>	<b>@ 10% Yield</b>		<b>52</b>	<b>£45,000</b>

# DEVELOPMENT Costs (Estimates)



<b>Item</b>	<b>Description</b>	<b>Amount £</b>
Legals		£5,000
Professionals / Architect	3% of Construction Cost	£10,000
Construction / Refurb	Ground + First + Second	£270,000
Insurances	For building & Construction	£3,000
Finance Cost	15% @ for £270k for 12m	£40,000
Section106 / CIL	Nil	£0
Contingency	5% of Construction Cost	15,000
<b>Total</b>		<b>£345,000</b>

# SURVEYS & REPORTS

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Asbestos Survey Redacted

fire risk assessment

Envirosearch Residential

gas safety record

# LEGAL PACK

<b><u>Official Copy (Register) - MX176147(29464282.1)</u></b>	<b><u>REGISTER OF LOCAL LAND CHARGES</u></b>
<b><u>Official Copy (Title Plan) - MX176147(29464283.1)</u></b>	<b><u>REPLIES TO STANDARD ENQUIRIES</u></b>
<b><u>Energy performance certificate (EPC)</u></b>	<b><u>164779FUL Decision Notice(29830494.1)</u></b>
<b><u>05157-2 Decision Notice(29675763.1)</u></b>	<b><u>PLAN Flat 6, 14 Somerset Road, West Ealing</u></b>
<b><u>2025-2026 Service Charge Estimate</u></b>	<b><u>FUL Decision Notice</u></b>

# Disclaimer

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