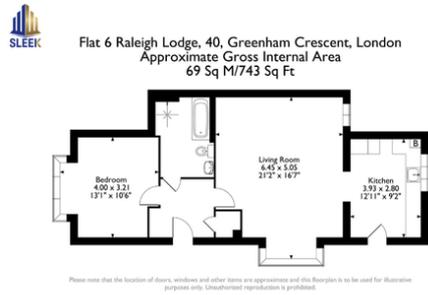




Purchase at Auction



Flat 6 Raleigh Lodge, 40 Greenham Crescent, Chingford, London, E4 8YQ

VACANT - Leasehold Self Contained Ground Floor Flat

Guide Price*

£75,000+

Residential - 18th Dec 2025 - Live Stream

Key Features

- New 125 Year Lease
- Reception Room, Bedroom, Kitchen, Bathroom
- GIA approximately 69 sq m (743 sq ft)
- Rear Garden
- Walthamstow Central Rail Station is approximately 2.4 miles to the south
- Shops and amenities of Chingford Mount to the north east

Vacant Possession

[READ MORE](#)

Accommodation and Tenancy Schedule

Floor	Accommodation	Approx GIA	EPC Council Tax Band
Ground	Reception Room, Bedroom, Kitchen, Bathroom	69 sq m 743 sq ft	D B

Acquisition Cost

Purchase Price	£200,000
Stamp Duty	£10,000
Agent's Fee (1.5%+vat)	£4,800
Legal Fee	£3,600
Misc	£2,400
Total Acquisition Cost	£220,800

Cash Investment Required

Cash Purchase	£200,000
Stamp Duty	£10,000
Agent's Fee (1.5%+vat)	£4,800
Legal Fee	£3,600
Consultant Fees (Approx)	£10,000
Misc	£2,400
Total	230,800

Profit



Profit (Estimated)	
GDV	£414,000
Acquisition costs	£220,800
Development Costs	£68,310
Total Costs:	£289,110
Profit	£124,890

Return on Investment

ROI (Estimated)	
Cash Invested	£230,800
Profit Earned	£124,890
Total ROI	56.6%
Profit for JV Partner (50% share)	£62,445

GDV Appraisal



Units Type (Flats)	Units
Ground Floor	01
Total Units	01

GDV Appraisal continued

Gross Development Value (Collective)

Units	Level	Description	Proposed Residential NSA m2	Value
01	Ground	One-Bedroom	69	£414,000
Total:		Sale@ £6,000/m2	69	£414,000

Gross Rental Value (Collective)

Units	Level	Description	Sqm	Value (Rent)
1	Ground	One-bedroom	69	£24,840
Total:	@ 6.0% Yield		69	£24,840

DEVELOPMENT Loan & Budget



Item	Description	Amount £
Legals	5% of Construction Cost	£2,588
Professionals / Architect	2% of Construction Cost	£1,035
Construction / Refurb	Collective Build cost	£51,750
Insurances	For building & Construction	£1,553
Section106 / CIL	Nil	£0
Inteste rolled up costs	15%	£8,539
Contingency	5% of Construction Cost	£2,846
Total		£68,311

Disclaimer

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