



HUNTERS[®]

HERE TO GET *you* THERE

Station Road, West Drayton

Asking Price £1,350,000



An exceptional investment and development opportunity in a prime West Drayton location, just moments from the High Street and its array of shops, amenities, and transport links.

The property currently comprises four well-proportioned two-bedroom apartments, generating a strong annual gross rental income of £69,600, rising to £77,400 from 1st May 2026, offering immediate and increasing returns.

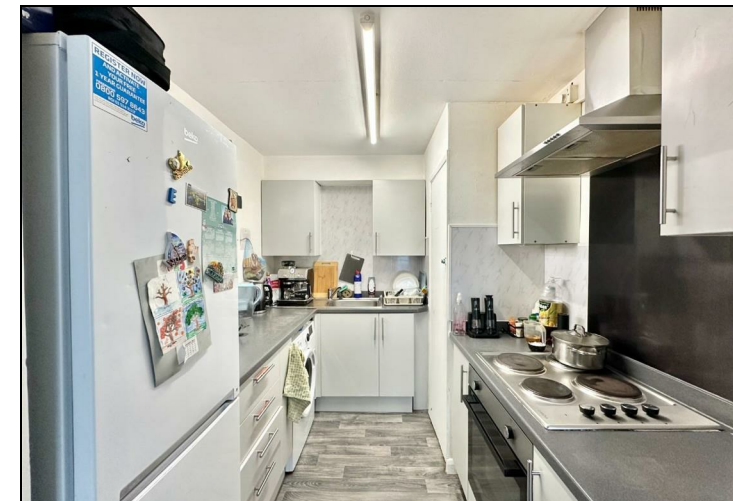
Planning permission has been granted for 4 additional units, with new approved plans to reconfigure the scheme to provide two one-bedroom apartments, one studio apartment, and an additional two-bedroom split-level apartment. The development also benefits from parking for multiple vehicles, enhancing its appeal to both residents and investors.

This is a superb opportunity for developers and investors seeking a project with planning secured, existing income in place, and excellent long-term growth potential in a highly accessible and desirable location.

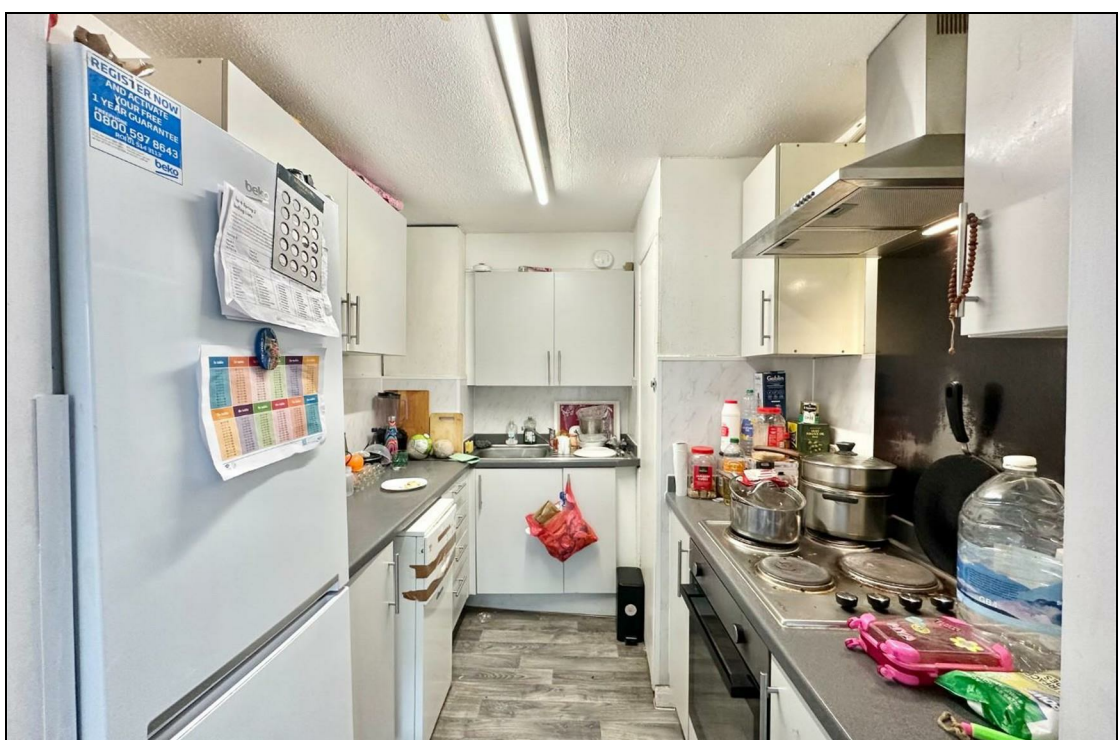
Viewings are advised. Enquire today for further information.

KEY FEATURES

- Development Opportunity for Sale
- Planning Approved for 4 Units
- Currently Four 2 Bedroom Apartments
- Great Location with Close Proximity to West Drayton High Street
- New Plans Comprising One 2 Bedroom Apartments, Two 1 Bedroom Apartments & One Studio
 - Parking for Multiple Vehicles
- Great Long Term Investment Opportunity
- Current Annual Gross Rent £69,600 Rising to £77,400 from 1st May 2026
 - Viewings Advised
- Enquire for Further Information



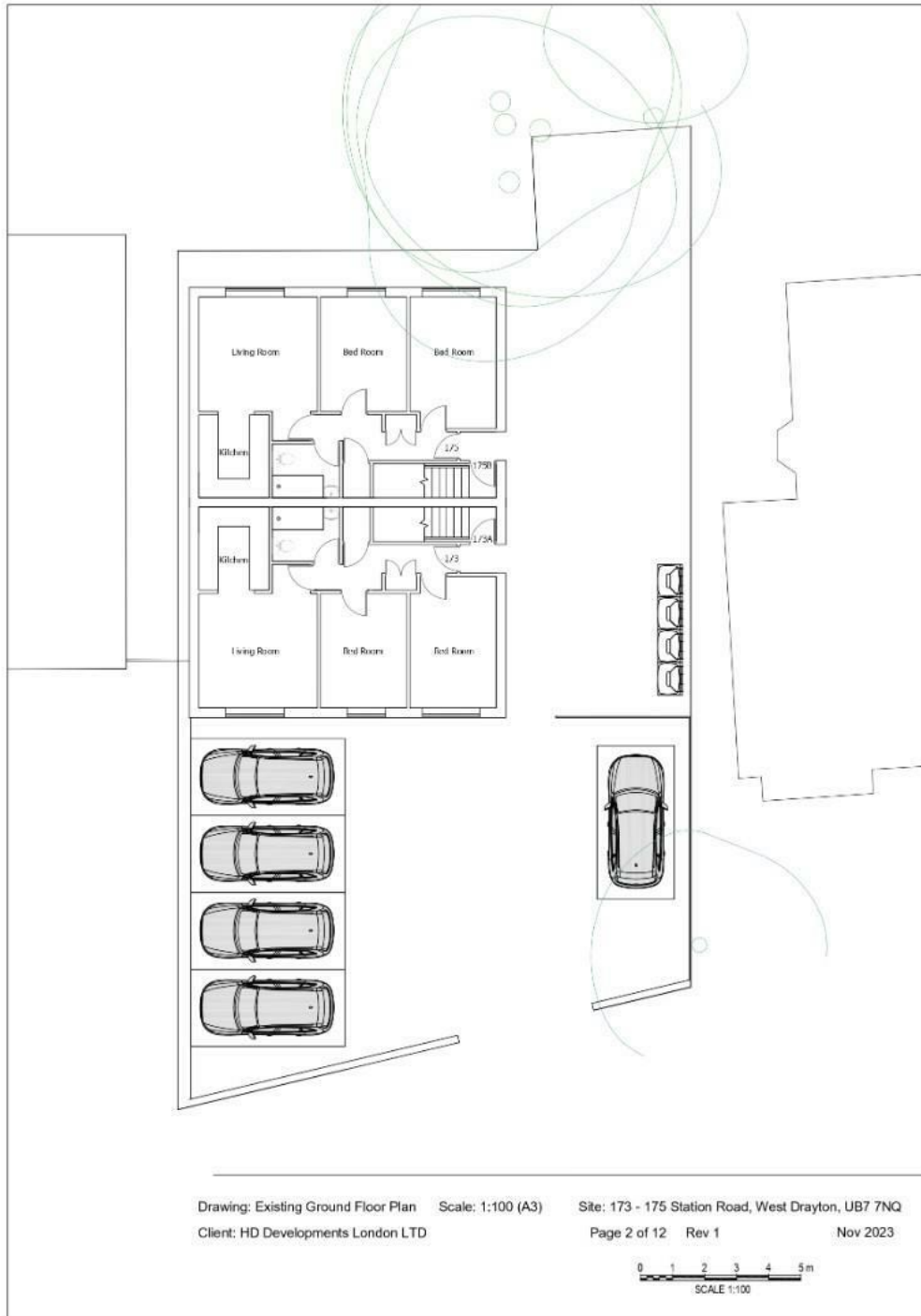




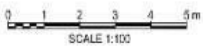
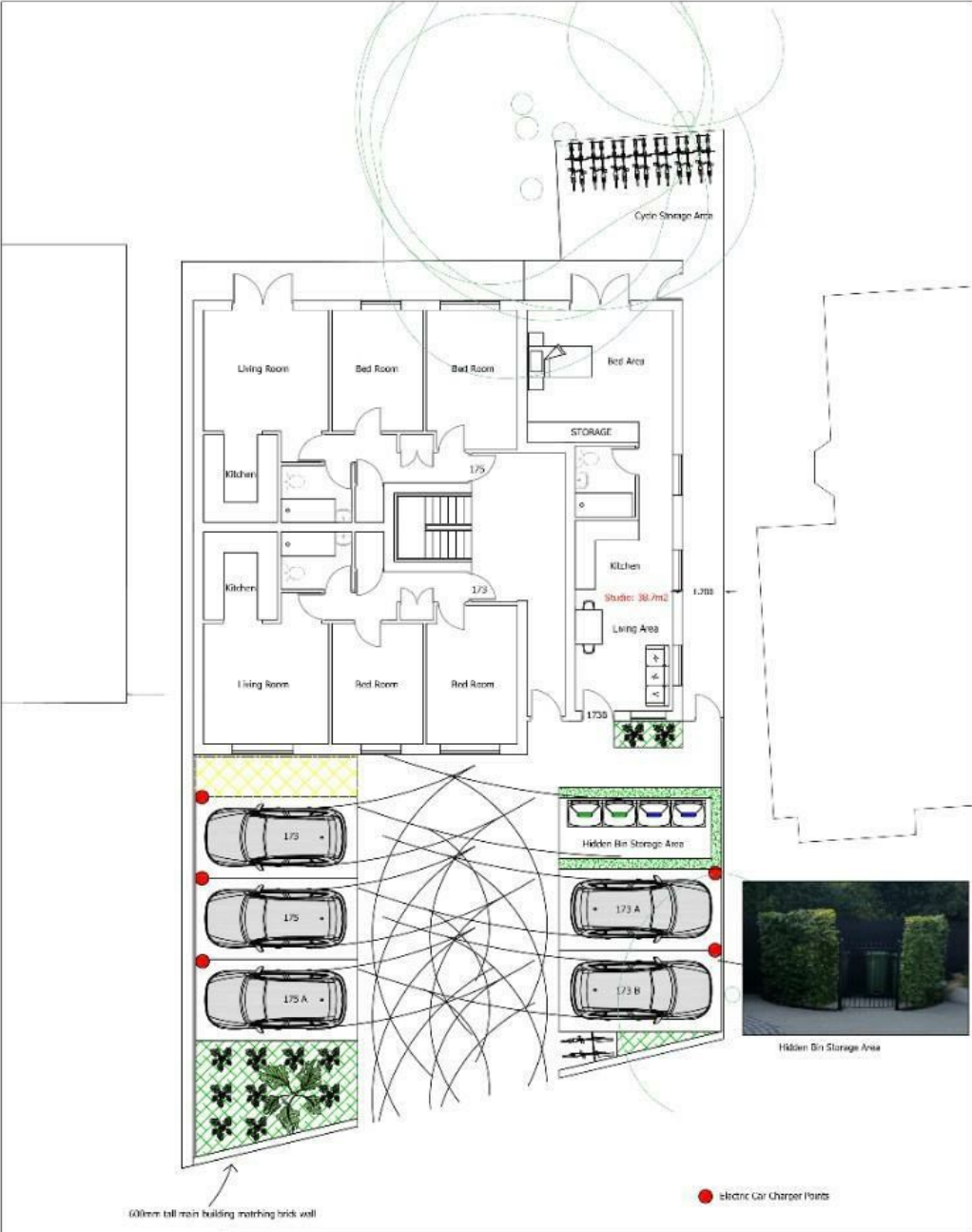




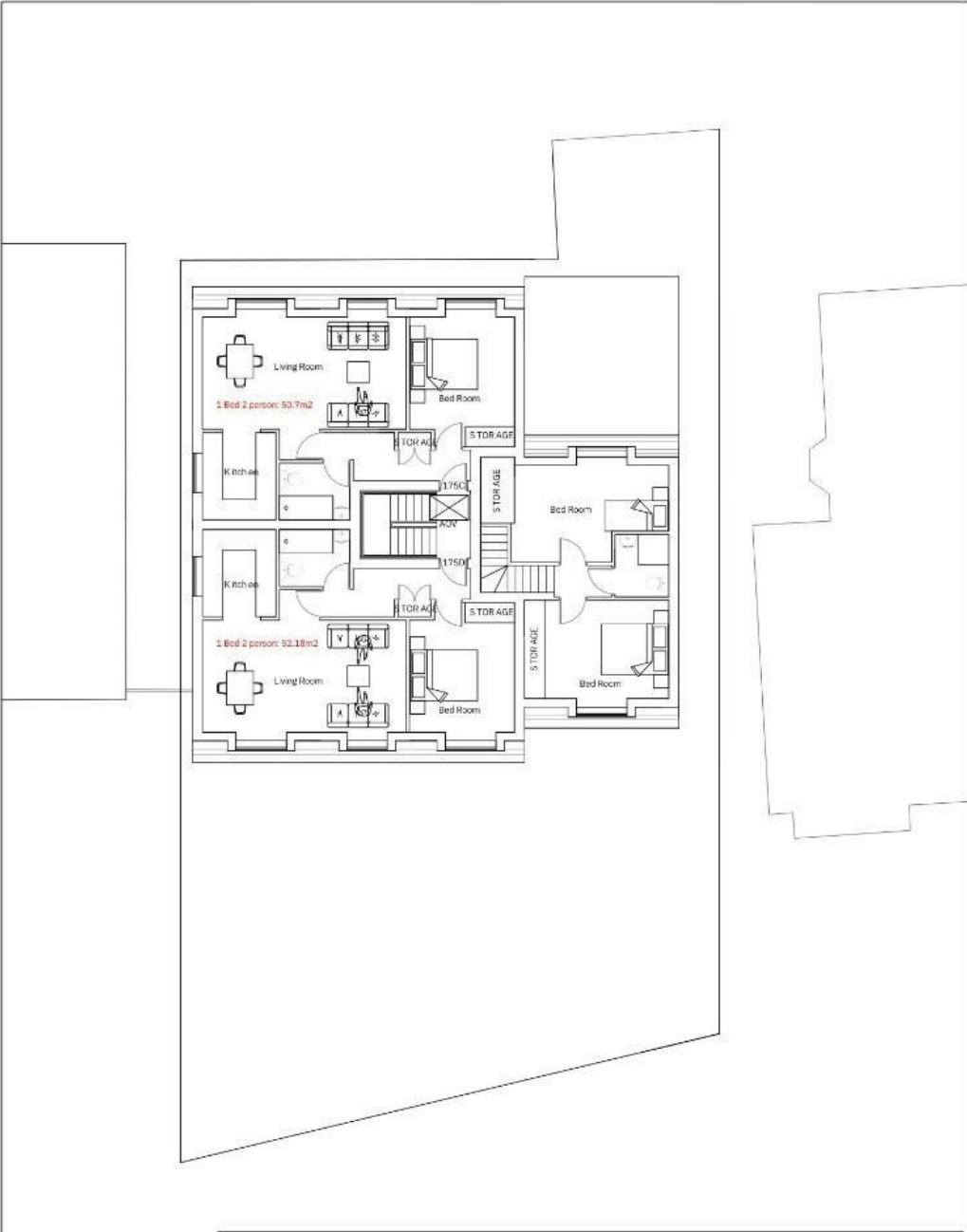
EXISTING FLOORPLANS



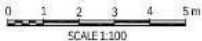
PROPOSED PLANS



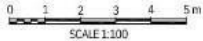
PROPOSED PLANS



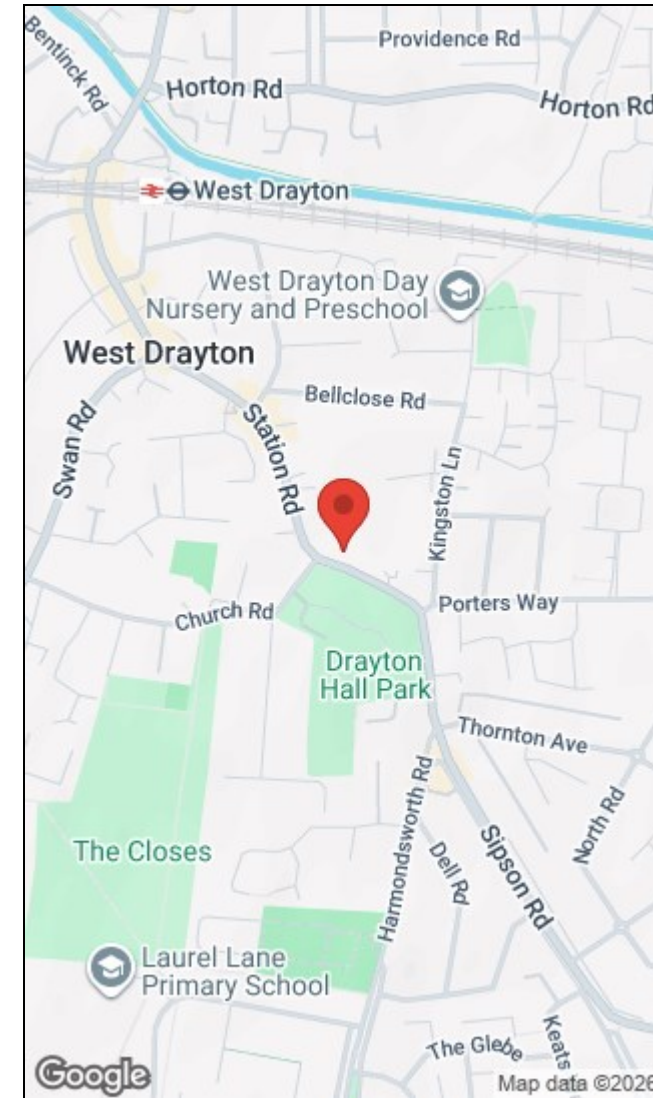
Drawing: Proposed Second Floor Plan Scale: 1:100 (A3) Site: 173 - 175 Station Road, West Drayton, UB7 7NQ
 Client: HD Developments London LTD Page 7 of 12 Rev 2 Feb 2024



Drawing: Proposed Elevations Scale: 1:100 (A3) Site: 173 - 175 Station Road, West Drayton, UB7 7NQ
 Client: HD Developments London LTD Page 11 of 12 Rev 4 April 2024







| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|---------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | Very environmentally friendly - lower CO ₂ emissions |
| (81-91) B | | | (92 plus) A |
| (69-80) C | | | (81-91) B |
| (55-68) D | | | (69-80) C |
| (39-54) E | | | (55-68) D |
| (21-38) F | | | (39-54) E |
| (1-20) G | | | (21-38) F |
| Not energy efficient - higher running costs | | | |
| England & Wales <small>EU Directive 2002/91/EC</small> | | England & Wales <small>EU Directive 2002/91/EC</small> | |

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