



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Station Road, West Drayton

Asking Price £1,500,000



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.

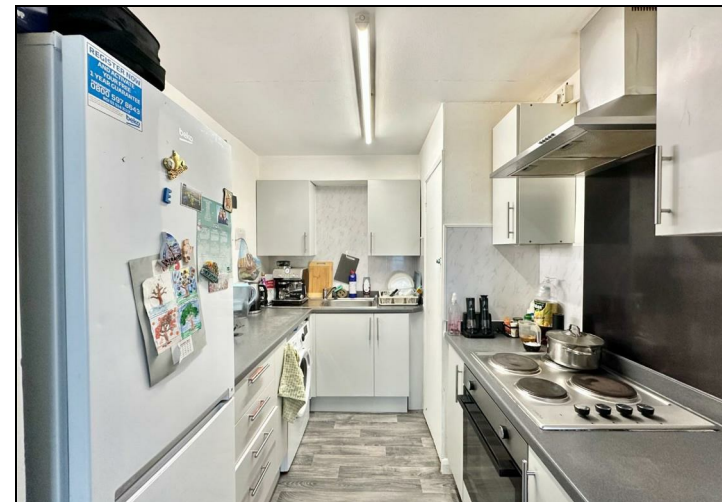
Planning permission has been granted for 4 additional units, with new approved plans to reconfigure the scheme to provide two one-bedroom apartments, one studio apartment, and an additional two-bedroom split-level apartment. The development also benefits from parking for multiple vehicles, enhancing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

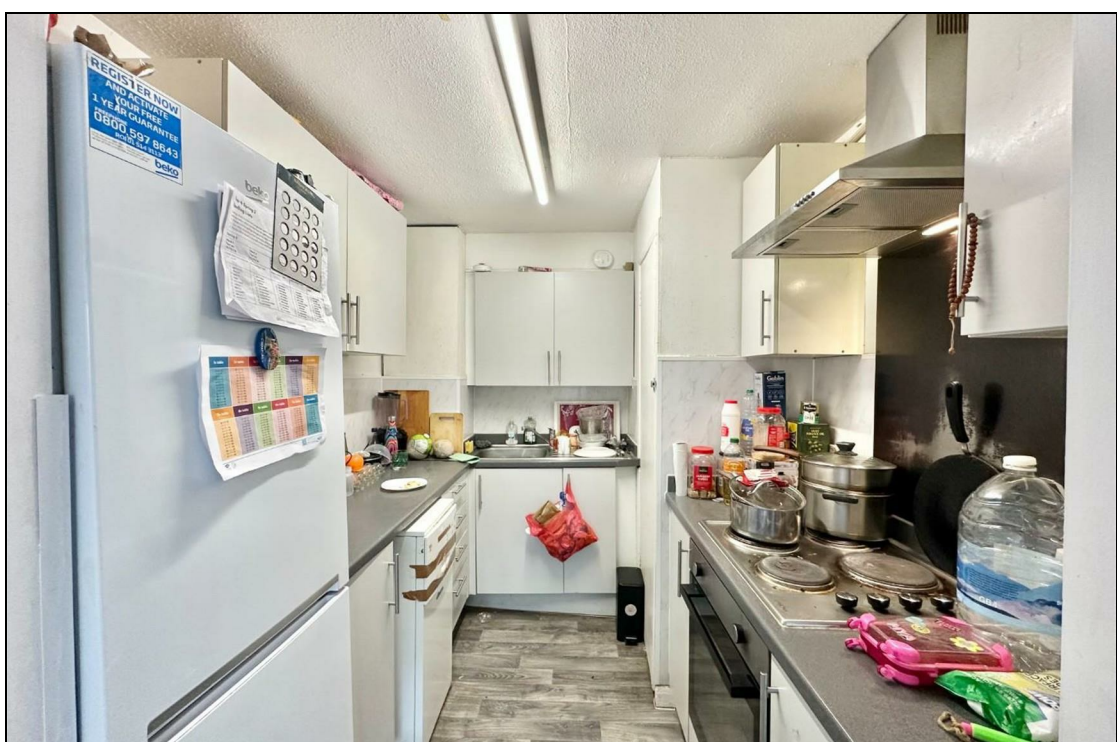
Viewings are advised. Enquire today for further information.

## 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



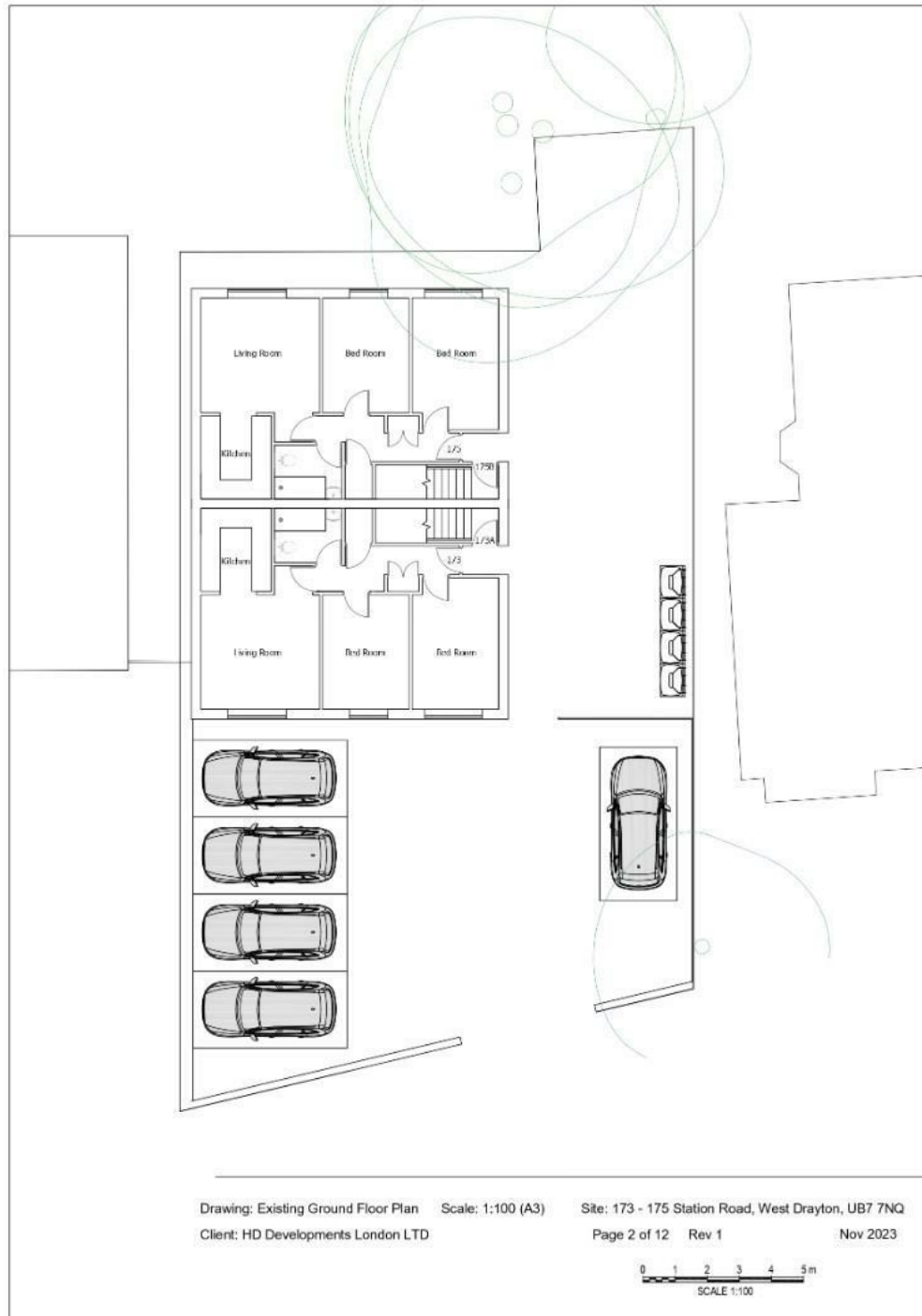








# EXISTING FLOORPLANS



 Electric Car Charger Points

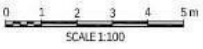
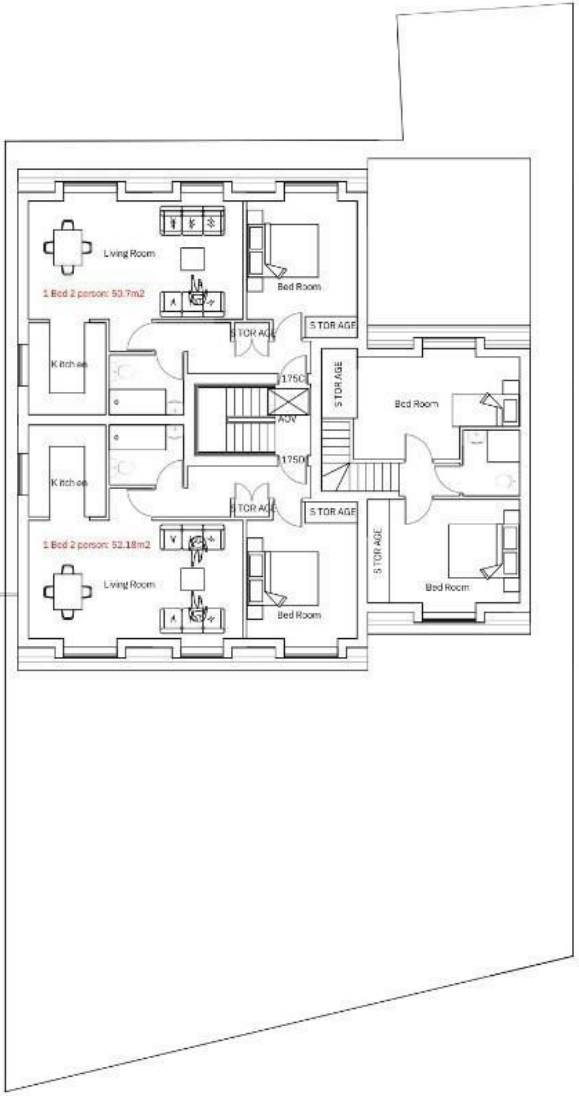
April 2024



Feb 2024



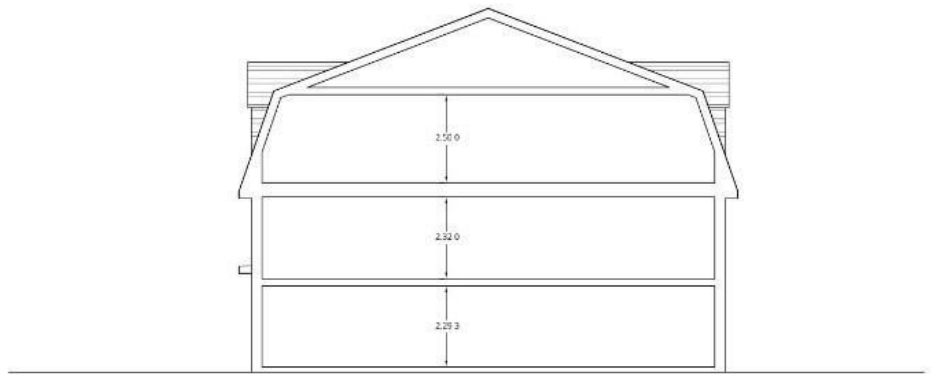
# PROPOSED PLANS



PROPOSED FRONT ELEVATION



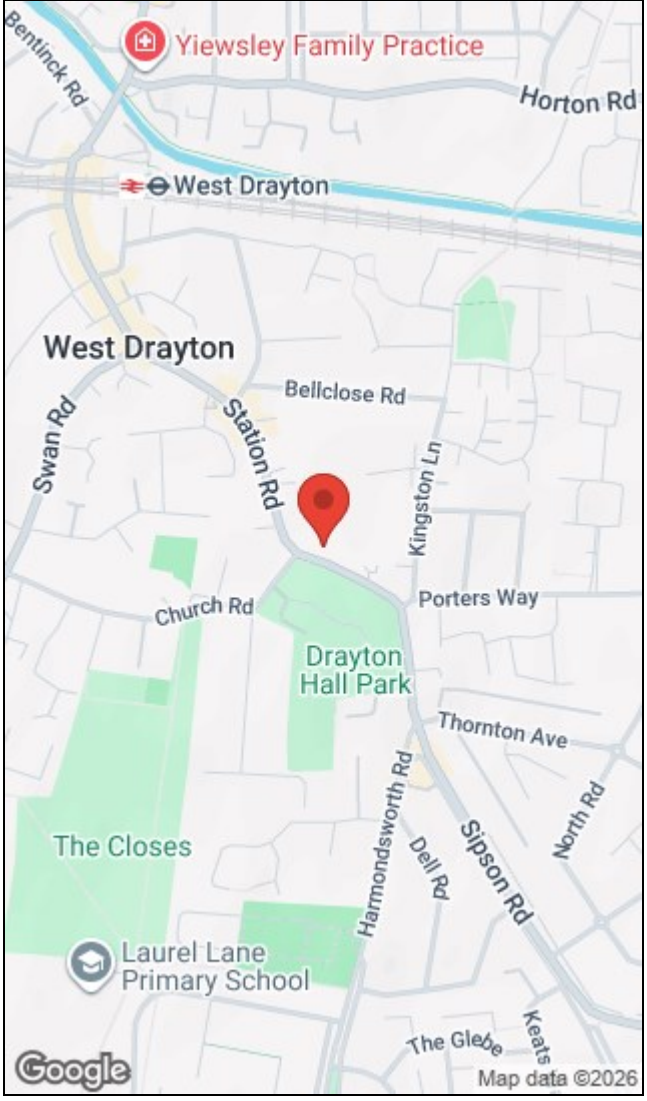
PROPOSED REAR ELEVATION



PROPOSED CROSS SECTION







| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                                 |         |           |
| (92 plus) A                                 |         |           | Very environmentally friendly - lower CO <sub>2</sub> 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 |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| 67                                          |         |           | (1-20) G                                                        |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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This Hunters business is independently owned and operated by C D Anderson Hayes Limited | Registered Address: C/o Delta House Limited, Office 5, Phoenix House, Phoenix Business Centre, Rosslyn Crescent, Harrow, Middlesex, HA1 2SP | Registered Number: 9898366 England and Wales | VAT No: 948 0052 27 with the written consent of Hunters Franchising Limited.