

# 31 NOEL ROAD

LONDON W3



Value Add  
Hotel (C1) investment

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# EXECUTIVE SUMMARY

- An opportunity to acquire an existing Guest House (Class C1 use).
- Located a 5 minute (0.5 mile) walk from Acton Main Line Station. The regeneration efforts around the station have aimed to improve its efficiency and enhance the overall appeal of Acton. These developments have included new residential flats, hotels, retail stores, and student accommodation.
- The building is currently arranged as 12 rooms, 4 of which are en suite and the remaining share facilities, as well as a communal kitchen on the ground floor.
- Total 2,712 sq ft GIA.
- A Certificate of Lawful Proposed Use or Development has been submitted to the London Borough of Ealing for a change of use of a bed and breakfast guest house (Class C1 use) to a hotel (Class C1 use) and internal alterations as shown on the proposed ground and first floor layout plans (CP-2024-07 / P-11) at 31 Noel Road.
- The building is situated within the North Acton/Old Oak regeneration area which has seen significant investment in recent times, following the newly opened Elizabeth Line station and City & Docklands iconic One West Point, Pilbrow & Partners on behalf of Imperial College have since followed suit who are currently constructing a major mixed use scheme comprising of over 1,300 new homes and more than 34,000 sqm of employment space as well as major upgrades to the surrounding public realm.
- As a result of the newly available transport and amenity, the local area has become a hotspot for short term accommodation, driving demand for buildings of this type.
- Sold with the benefit of full vacant possession.
- Freehold.



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# PROPOSAL

**Guide Price £1,600,000 (One Million, Six Hundred Thousand Pounds) subject to contract.**

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# DESCRIPTION

An existing Guest House with planning expected imminently to convert to the property to 12 self-contained rooms under Use Class C1 (Hotel).

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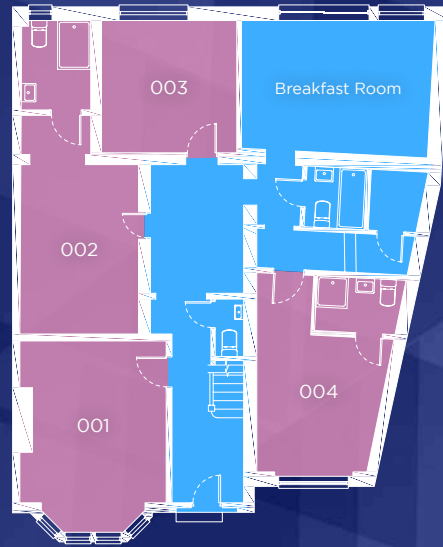
# PROPOSED SCHEDULE

Unit	Area (sq m) NIA	Area (sq ft) NIA
001	16.7	180
002	19.8	213
003	11.8	127
004	21.2	228
005	16.9	182
101	15.3	165
102	13.7	147
103	17.3	186
104	11.5	124
105	21.5	231
201	16.4	177
202	18.6	200
<b>TOTAL</b>	<b>200.7</b>	<b>2160</b>

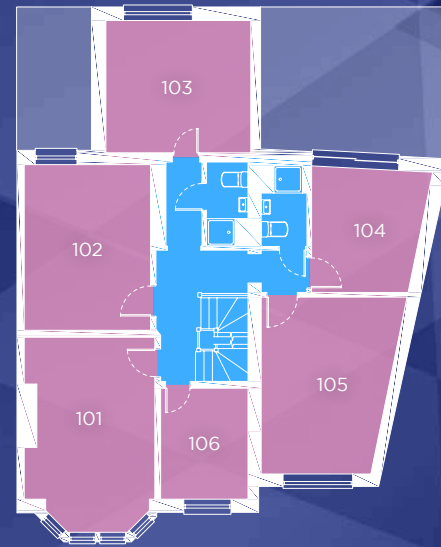
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# FLOOR PLANS

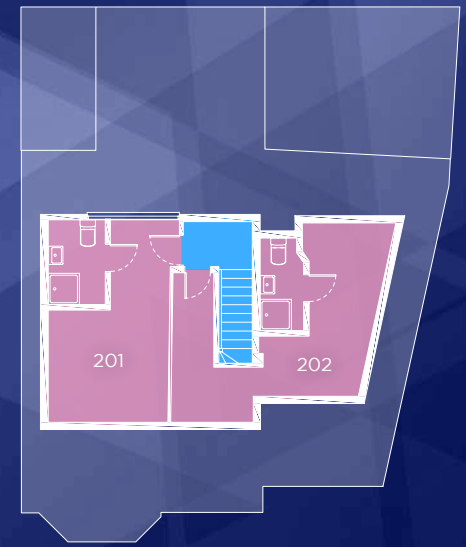
EXISTING



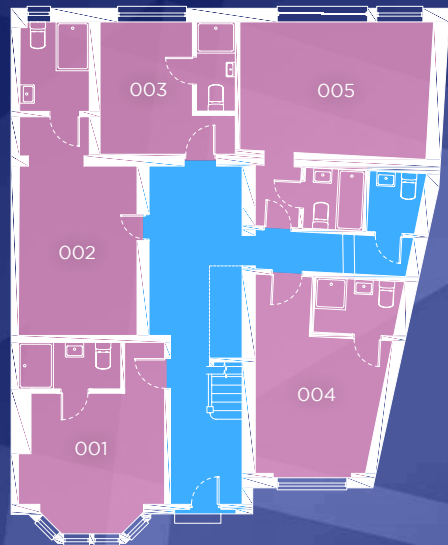
Ground Floor



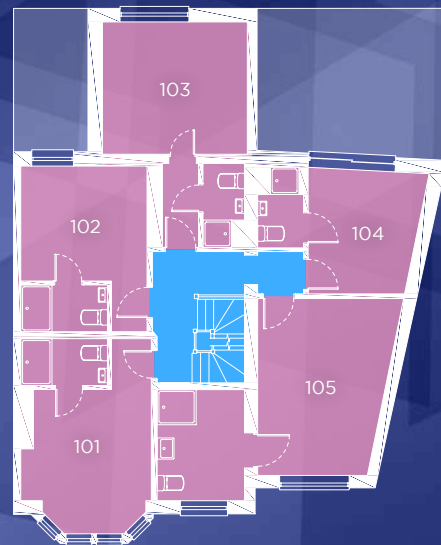
First Floor



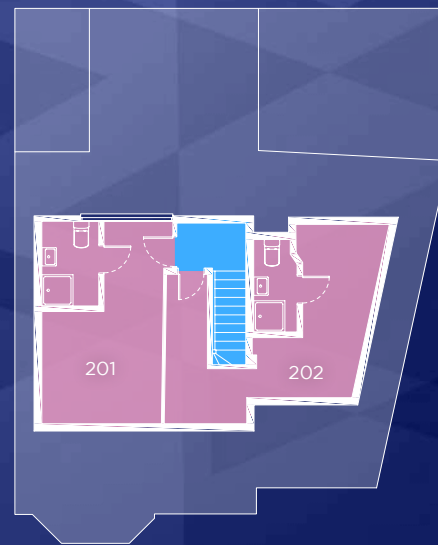
Second Floor



Ground Floor



First Floor



Second Floor

PROPOSED

# LOCATION

Noel Road is nestled within Acton, London and offers a rich blend of historical attractions, tranquil parks and convenient transportation options.

Acton Main Line station is nearby, only a 5 minute walk away, North Acton station is a 12 minute walk and West Acton station is a 14 minute walk.

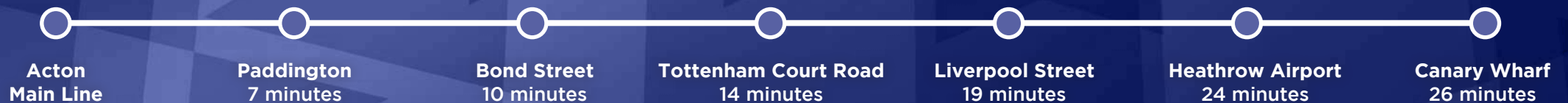
In North Acton, the iconic Victoria Cross and remnants of its industrial past provide glimpses into the area's rich heritage. Additionally, North Acton's shopping amenities cater to various needs, creating a vibrant commercial hub for residents.

Similarly, West Acton captivates with historical allure through landmarks like the striking Holy Trinity Church and remnants of its architectural heritage. West Acton's thriving retail conveniences contribute to the area's vibrant atmosphere.

Serene parks in the local area provide green spaces for relaxation, recreation, and community gatherings, offering a welcome escape from the urban environment and further enriching the neighbourhood's appeal.



# CONNECTIVITY



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# TENURE

Freehold.

# EPC

The EPC is rated C.

# VAT

The property is not elected for VAT.

# PROPOSAL

**Guide Price - £1,600,000**

**(One Million, Six Hundred Thousand Pounds)** subject to contract.



**ESTATE OFFICE**

PROPERTY CONSULTANTS

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