



HUNTERS[®]

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.

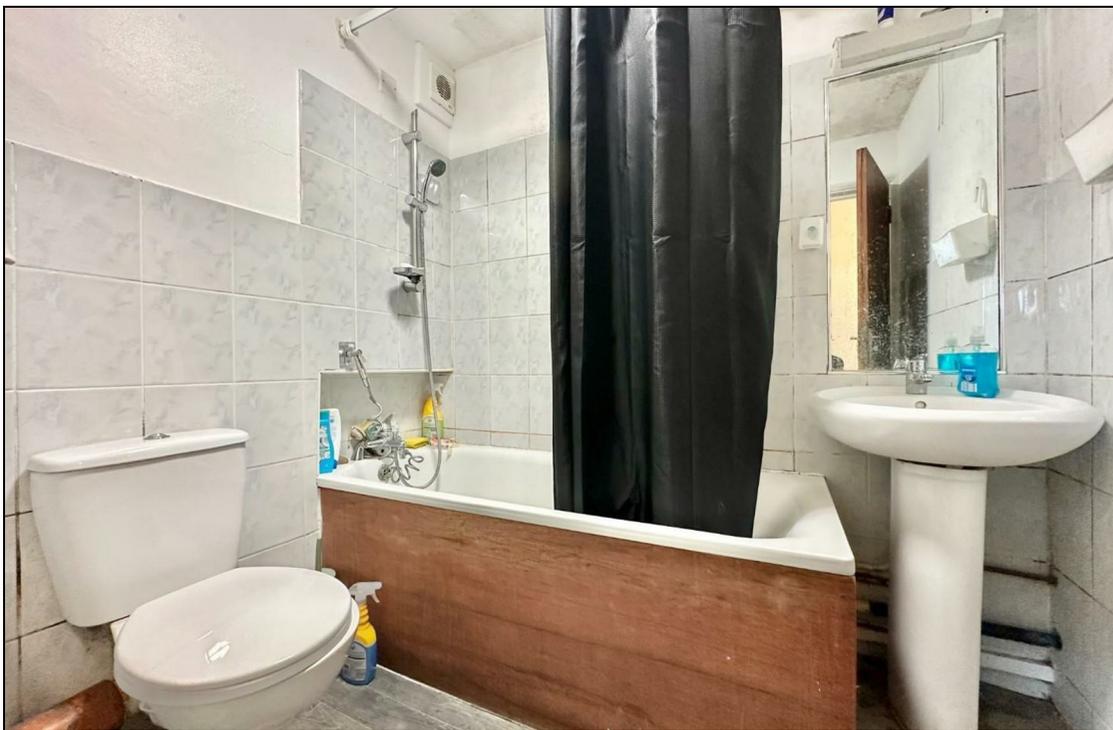
This is a superb opportunity for developers and investors seeking a project with planning secured, existing income in place, and excellent long-term growth potential in a highly accessible and desirable location.

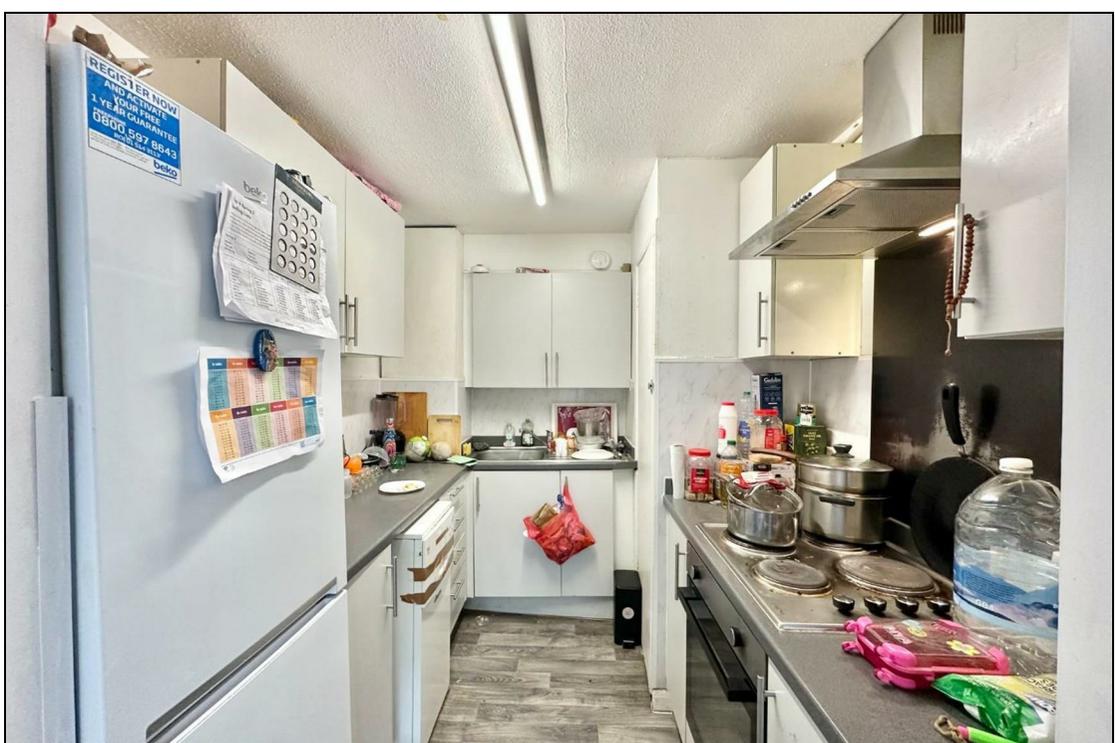
Viewings are advised. Enquire today for further information.

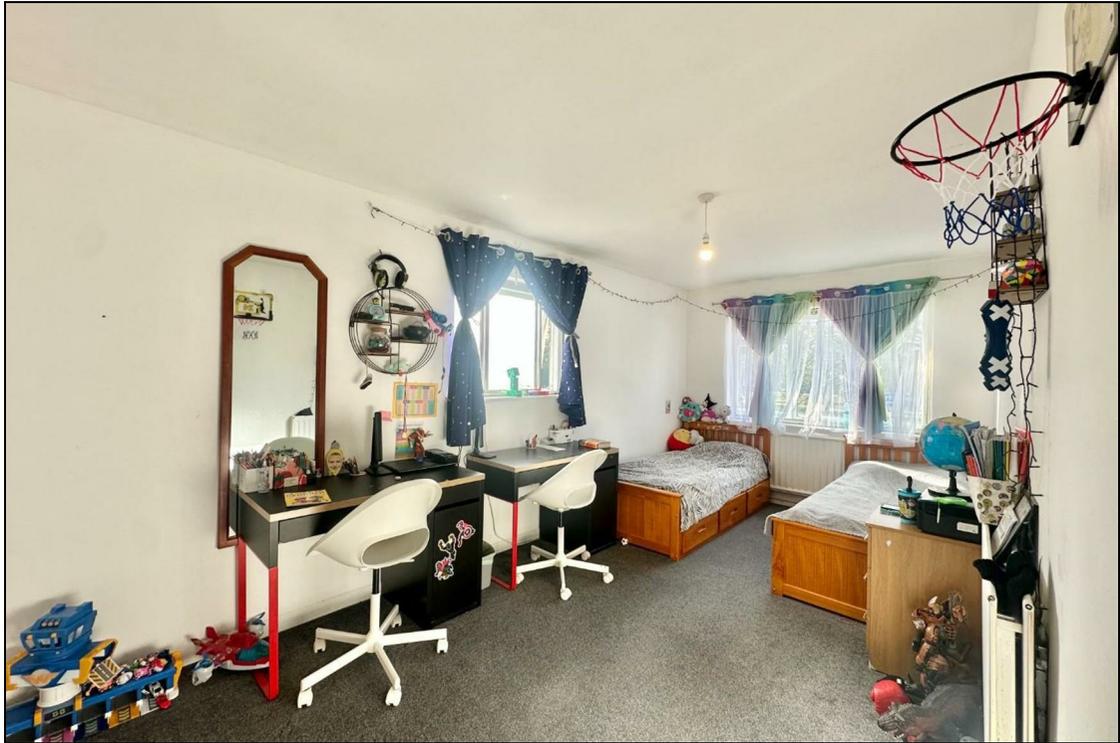
KEY FEATURES

- 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



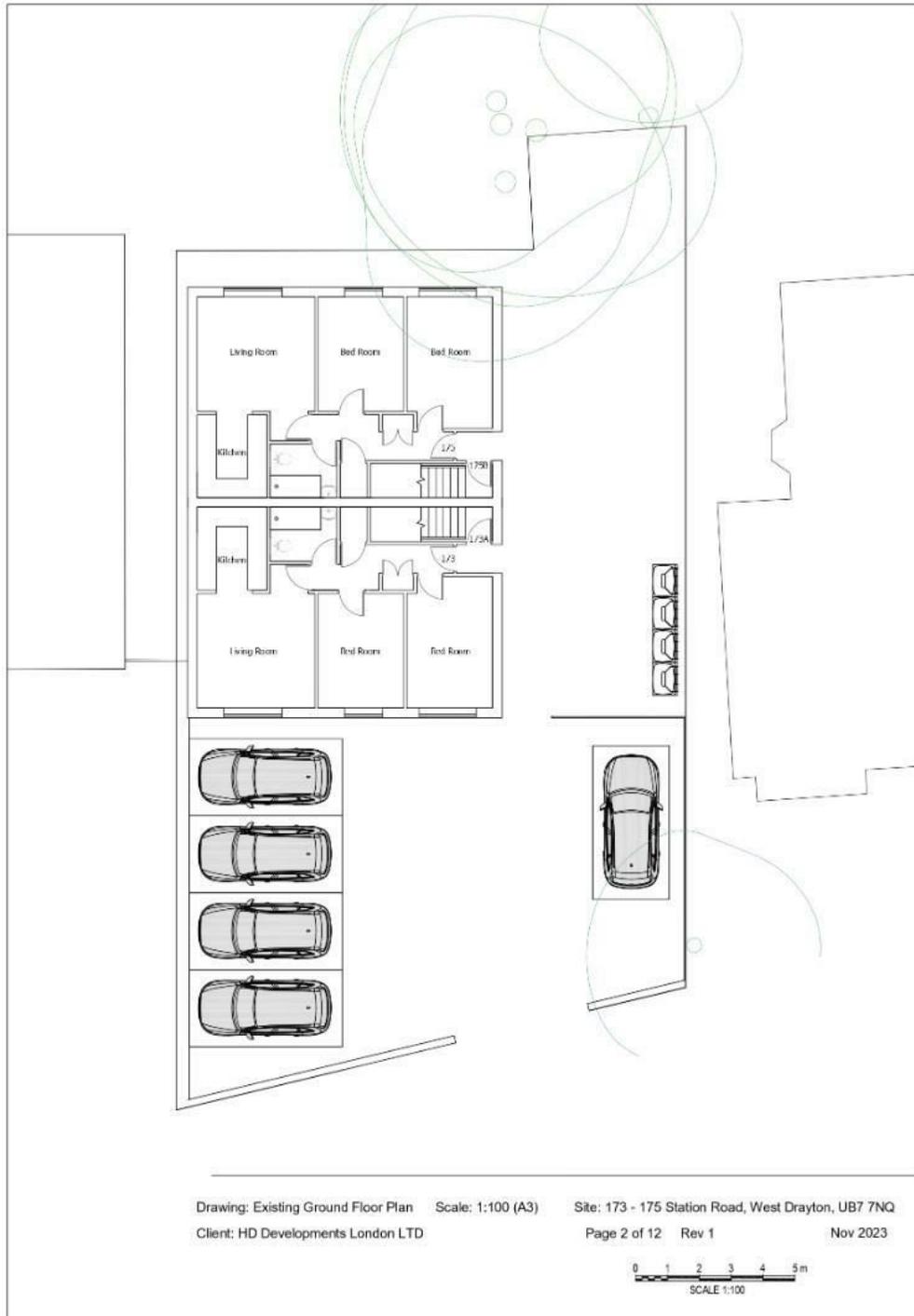




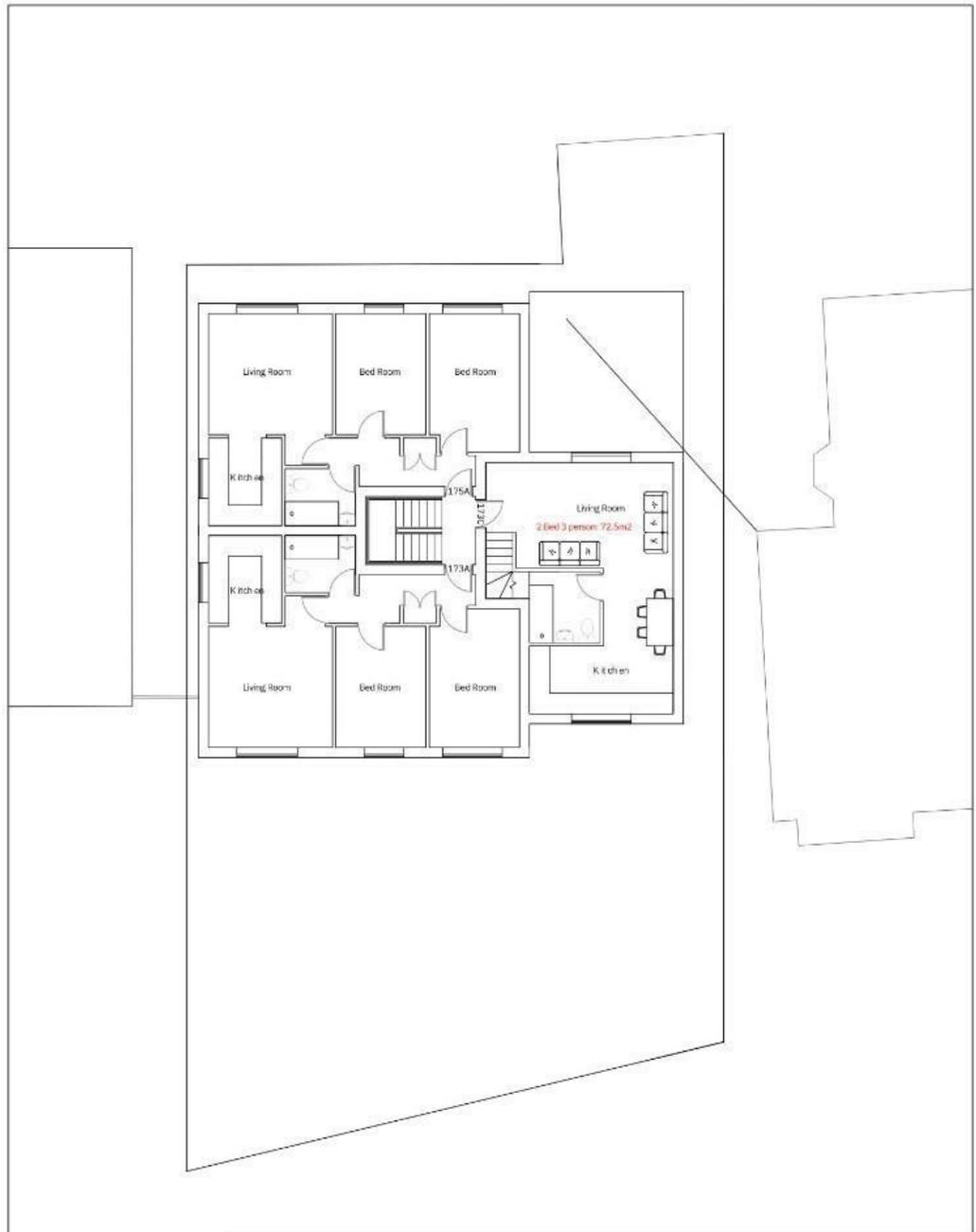
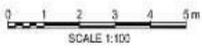
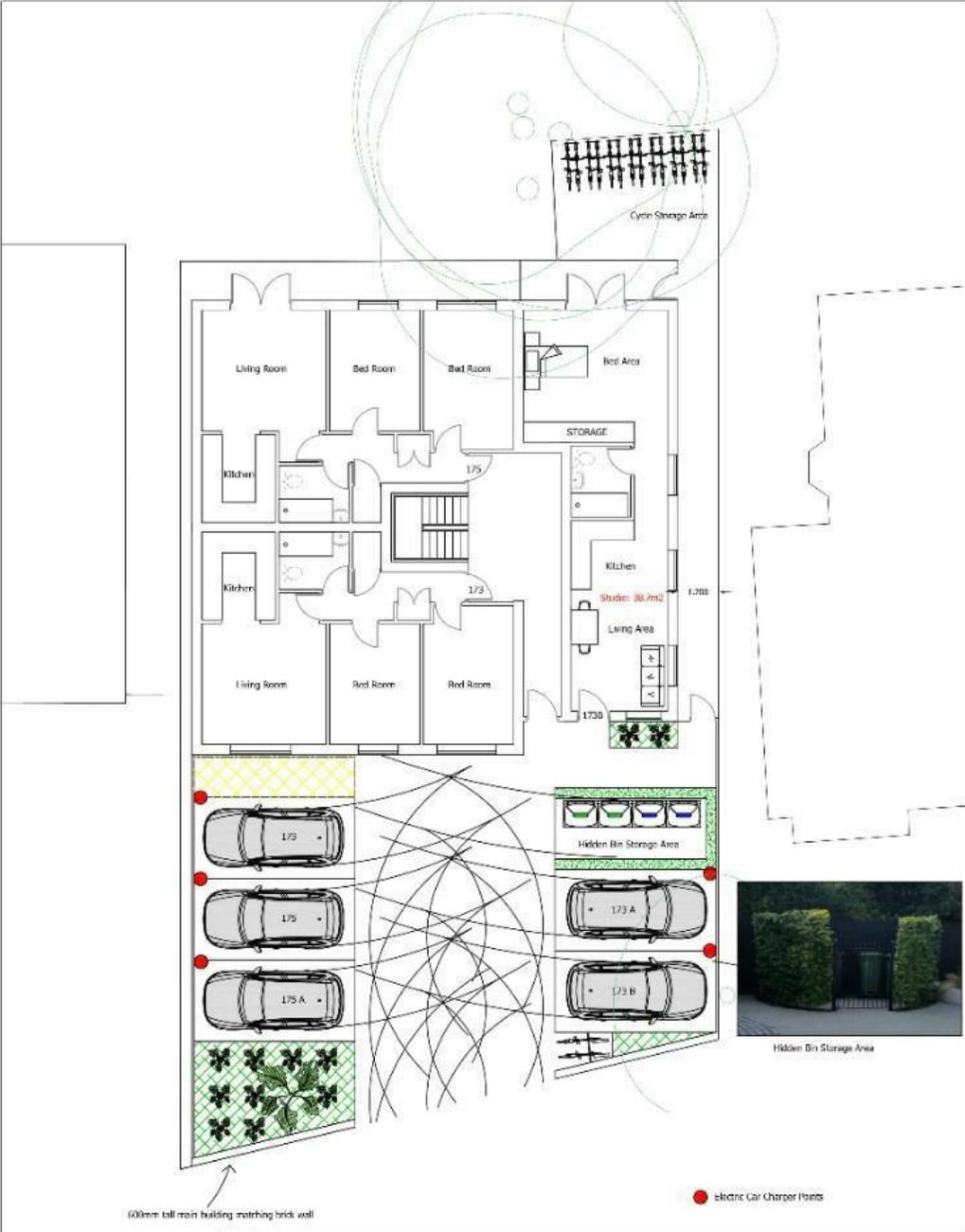




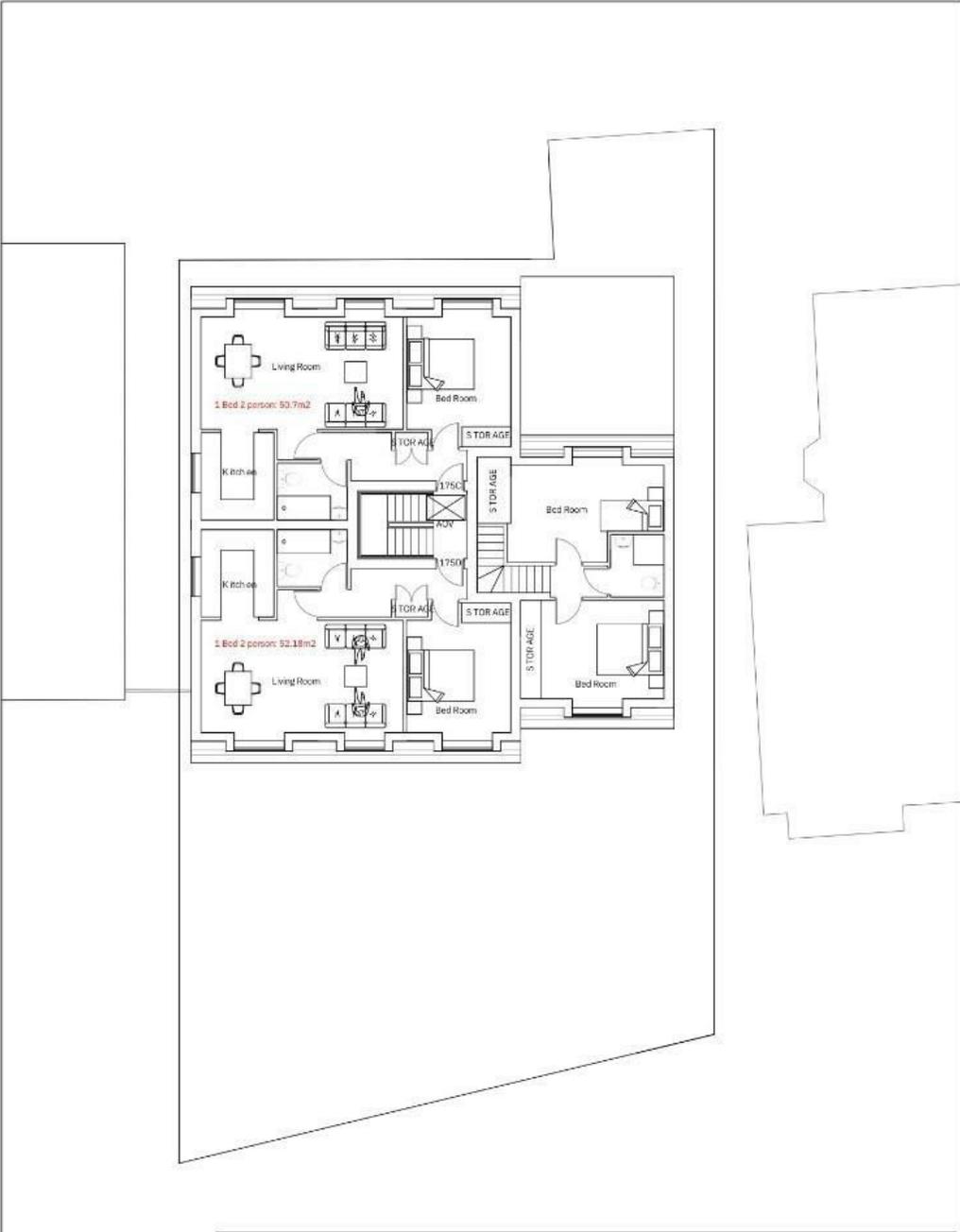
EXISTING FLOORPLANS



PROPOSED PLANS



PROPOSED PLANS



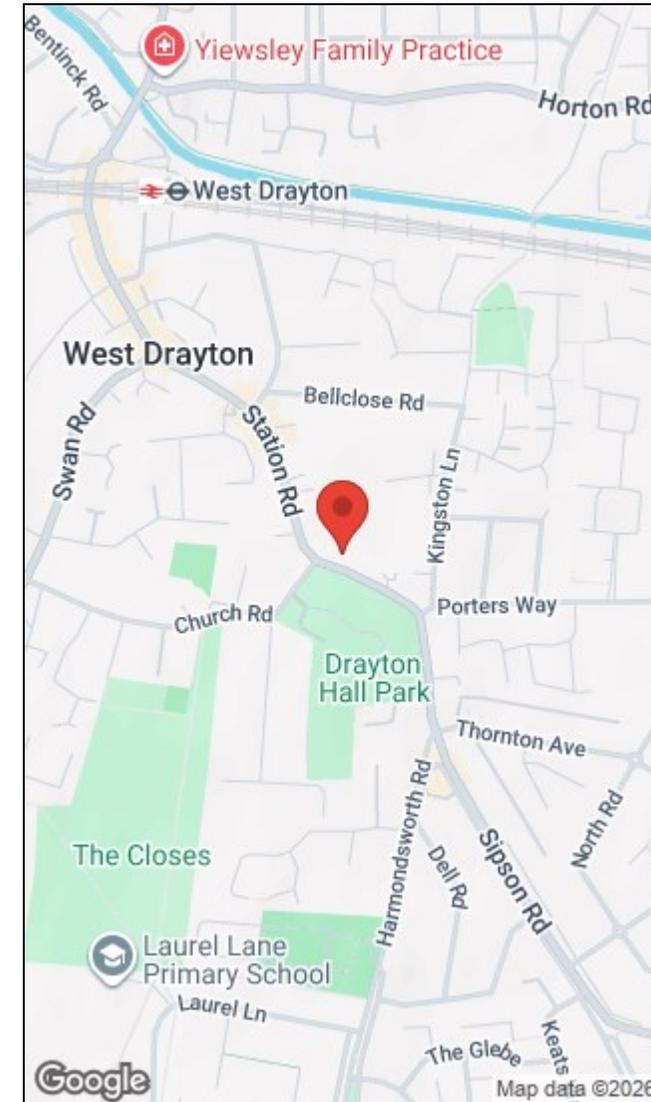
Drawing: Proposed Second Floor Plan Scale: 1:100 (A3) Site: 173 - 175 Station Road, West Drayton, UB7 7NQ
 Client: HD Developments London LTD Page 7 of 12 Rev 2 Feb 2024



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

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