



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.

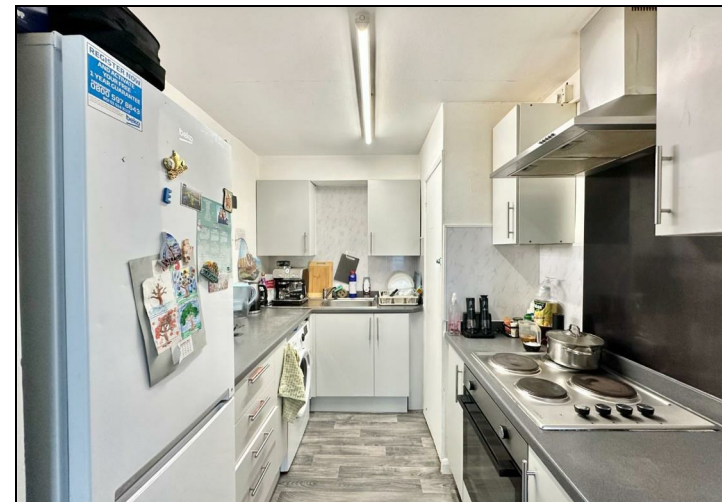
Planning permission has been granted for 4 additional units, with new approved plans to reconfigure the scheme to provide two one-bedroom apartments, one studio apartment, and an additional two-bedroom split-level apartment. The development also benefits from parking for multiple vehicles, enhancing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

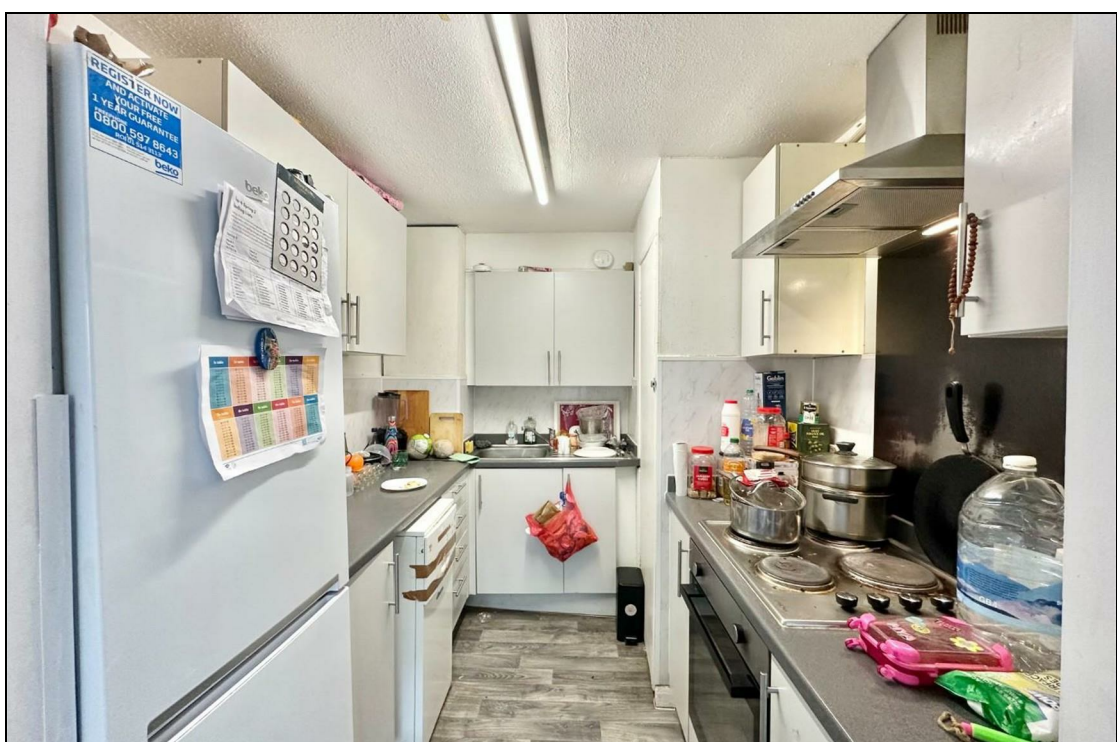
Viewings are advised. Enquire today for further information.

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



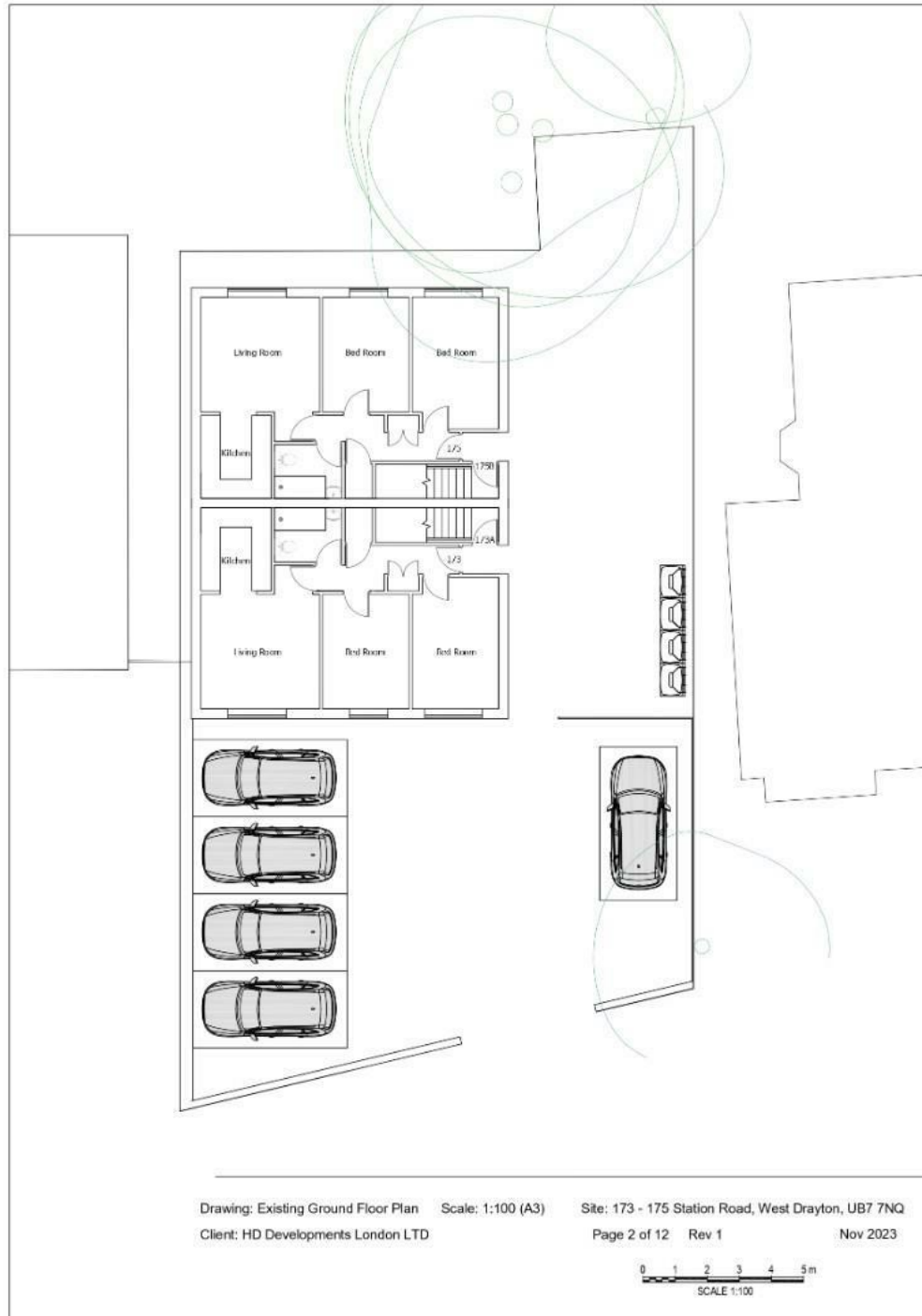




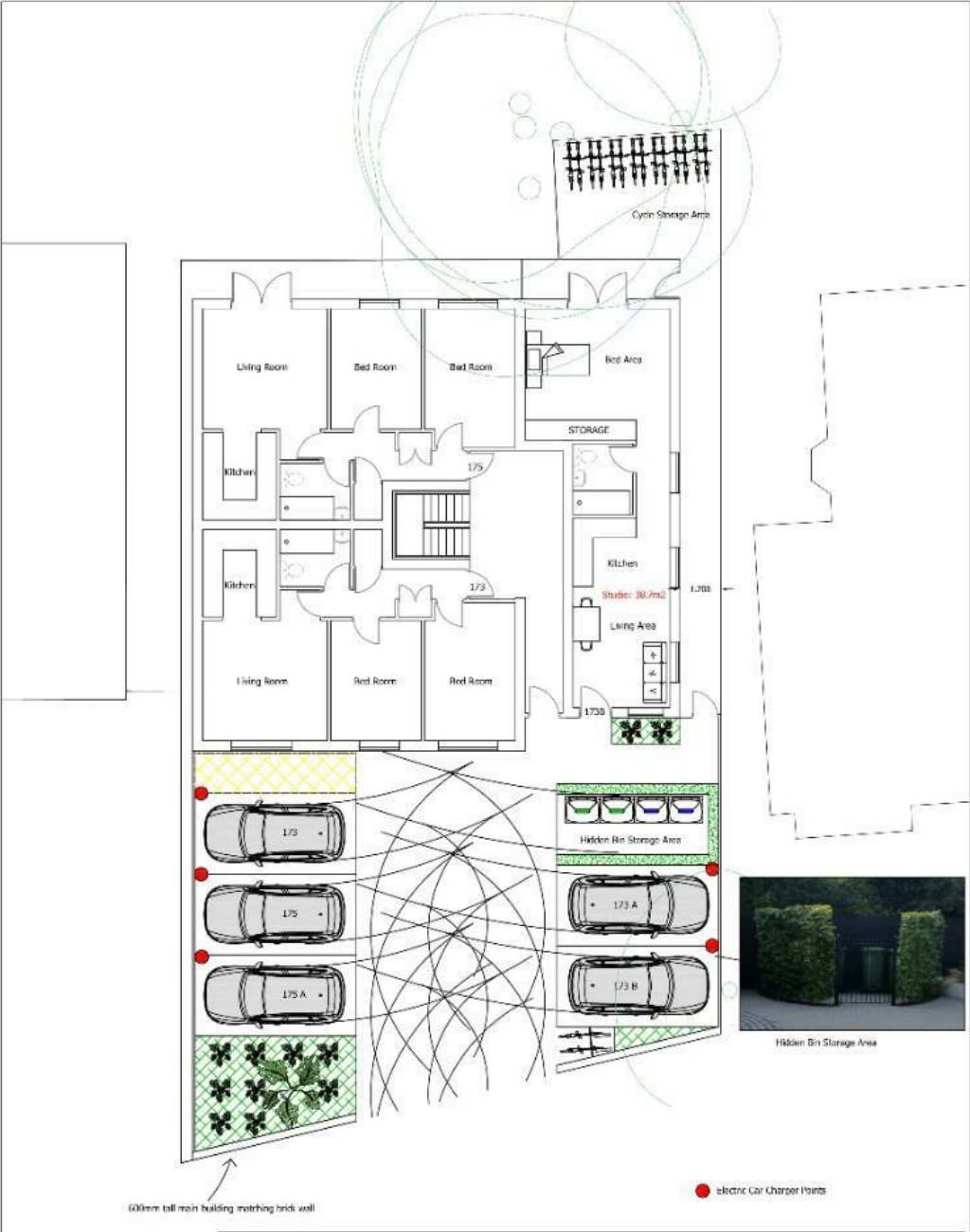




EXISTING FLOORPLANS



PROPOSED PLANS



Drawing: Proposed Ground Floor Plan Scale: 1:100 (A3) Site: 173 - 175 Station Road, West Drayton, UB7 7NQ
Client: HD Developments London LTD Page 5 of 12 Rev 4 April 2024



SCALE 1:100

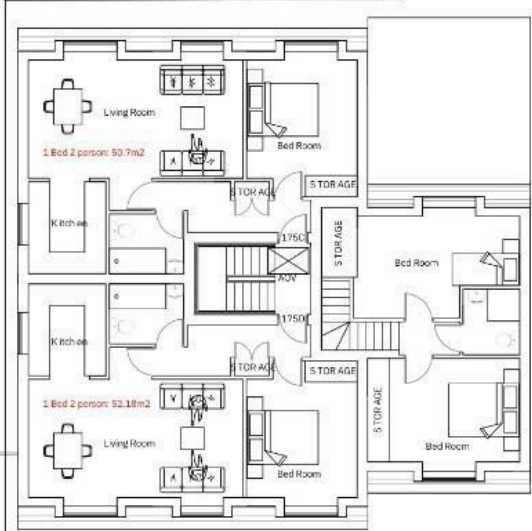


Drawing: Proposed First Floor Plan Scale: 1:100 (A3) Site: 173 - 175 Station Road, West Drayton, UB7 7NQ
Client: HD Developments London LTD Page 6 of 12 Rev 2 Feb 2024



SCALE 1:100

PROPOSED PLANS



Drawing: Proposed Second Floor Plan Scale: 1:100 (A3)
Client: HD Developments London LTD

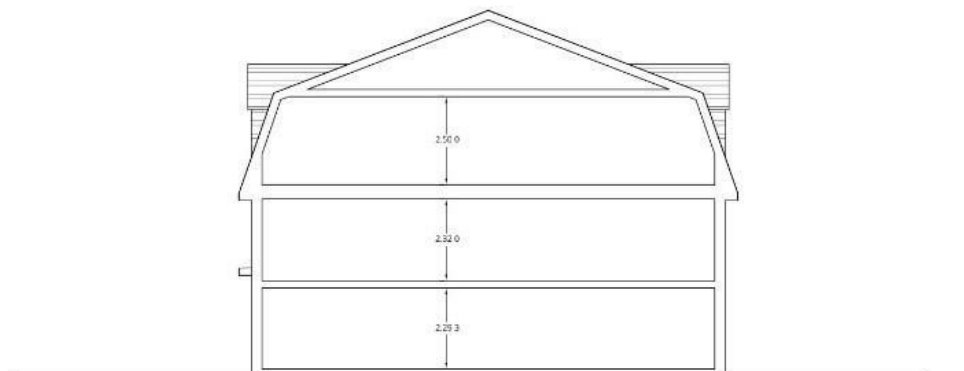
Site: 173 - 175 Station Road, West Drayton, UB7 7NQ
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PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



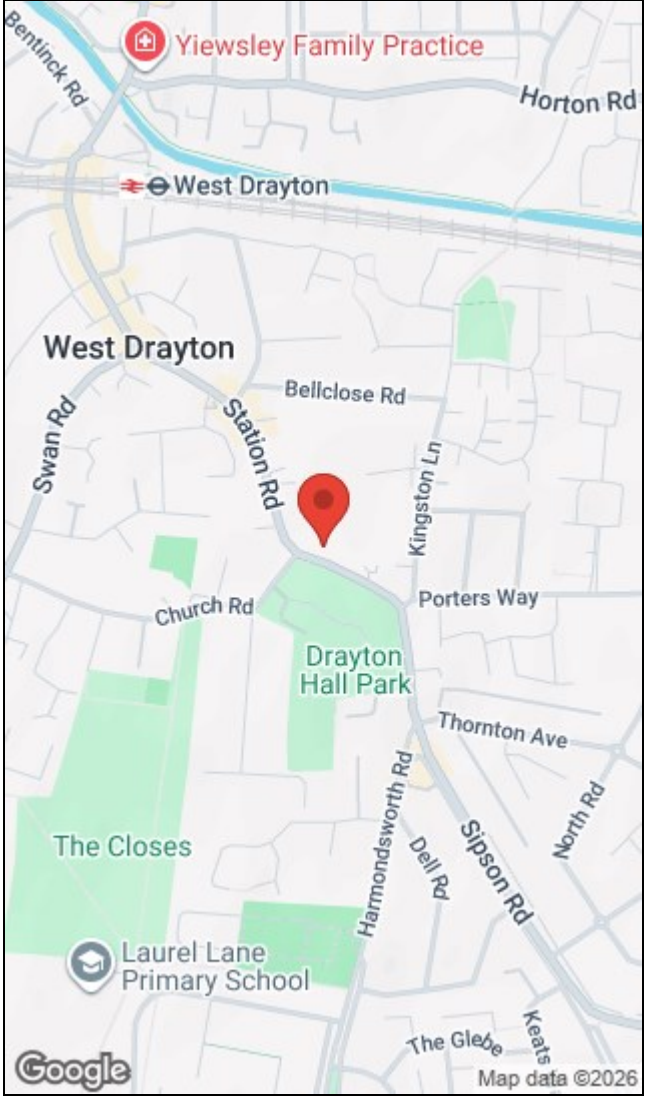
PROPOSED CROSS SECTION

Drawing: Proposed Elevations Scale: 1:100 (A3)
Client: HD Developments London LTD

Site: 173 - 175 Station Road, West Drayton, UB7 7NQ
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
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.