

Aldridge Court

174–180 High Street, Acton, London W3 9NN

Residential investment with consented serviced apartment potential

DI PROPERTIES
DEVELOPMENT AND INVESTMENT

A substantial *residential investment opportunity* comprising 25 income-producing apartments generating *£432,600 per annum*, with planning permission for conversion and extension to provide *30 serviced apartments.*

Executive Summary

An established residential investment with consented serviced apartment potential, prominently positioned on Acton High Street in West London.

- The opportunity comprises 25 of the building's 27 apartments, providing approximately 8,861 sq ft NIA across the first to fourth floors.
- The accommodation consists of five studios, 17 one-bedroom and three two-bedroom apartments, all currently let.
- The property generates an existing rental income of £432,600 per annum, offering immediate income alongside asset management potential.
- Planning permission was granted in April 2025 for the conversion of all 27 apartments to Class C1 use and a fifth-floor extension, creating 30 serviced apartments.
- The proposed conversion provides an opportunity to reposition the property for short-stay accommodation and explore enhanced operational income, subject to the acquisition of the two remaining leasehold apartments.

EXISTING APARTMENTS FOR SALE **25 UNITS**	CURRENT RENTAL INCOME **£432,600 PA**
APPROVED SERVICED APARTMENTS **30 UNITS**	EXISTING ACCOMMODATION NIA **8,861 SQ FT**

Location

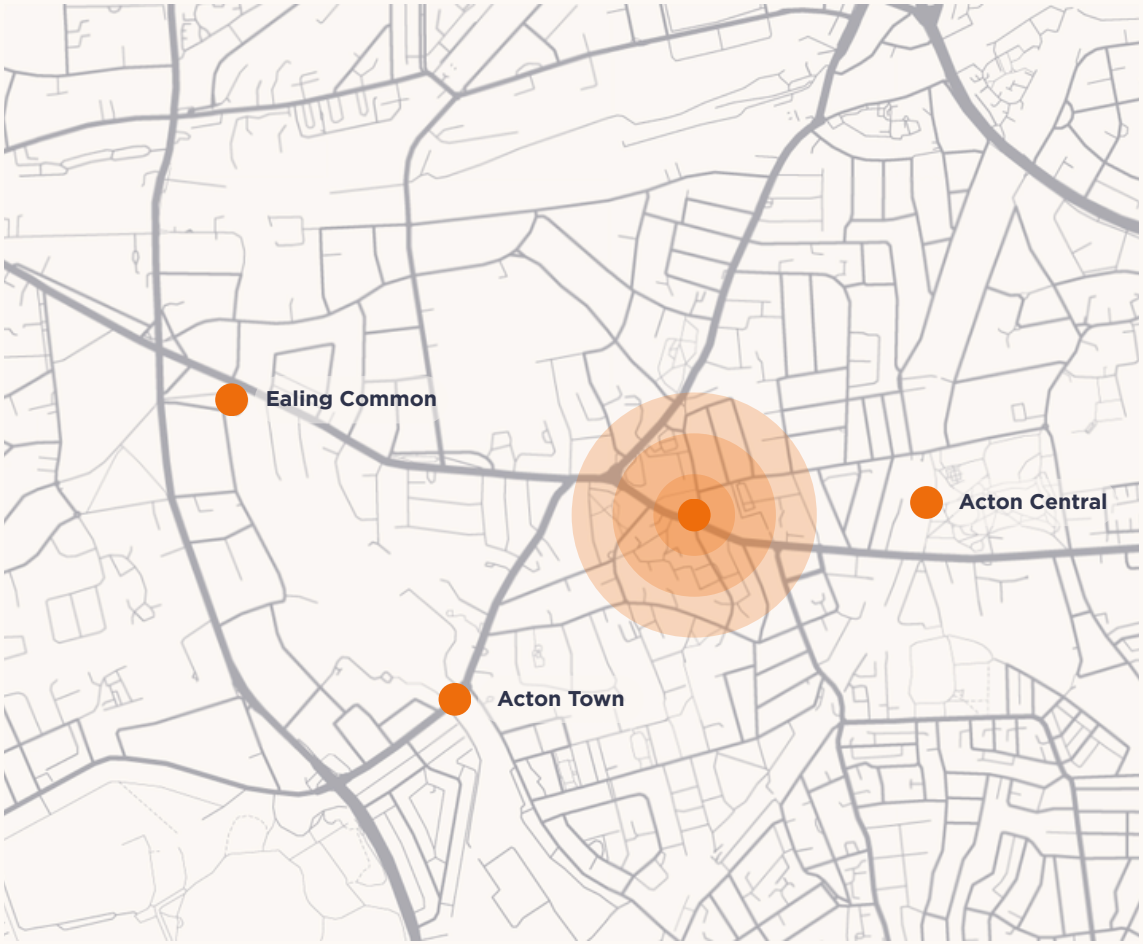
Aldridge Court occupies a prominent position on Acton High Street, within an established West London town centre, benefiting from a broad range of amenities and excellent transport connections across the capital.

The property is situated within the London Borough of Ealing, approximately six miles west of Central London. Acton is bordered by the established residential and commercial districts of Chiswick, Ealing, Shepherd's Bush and Park Royal.

Acton High Street forms the principal commercial thoroughfare, offering a variety of shops, supermarkets, restaurants and everyday services. The surrounding neighbourhood includes established residential streets, independent businesses and public green spaces.

Local Amenities

The nearby Churchfield Road provides an additional concentration of independent cafés, restaurants and local businesses, while Acton Park offers accessible green space and recreational facilities, including tennis courts, sports areas and a café.



Connectivity

Aldridge Court benefits from excellent transport connectivity, positioned within walking distance of Acton Central, Acton Town and Ealing Common stations. Together, these provide access to the London Overground, District and Piccadilly lines, offering convenient connections across Central and West London, including Heathrow Airport.

Acton Central
10 minute walk
London Overground

Acton Town
11–13 minute walk
District & Piccadilly lines

Ealing Common
16 minute walk
District & Piccadilly lines









Local Amenities

Acton's established residential neighbourhoods, accessible town centre amenities and extensive transport connections provide a compelling setting for both conventional residential letting and alternative short-stay accommodation.

The area benefits from a varied retail and leisure offering, with Acton High Street and Churchfield Road providing everyday services, restaurants and independent businesses.

Serviced Accommodation Potential

The property's position within West London offers access to multiple employment, commercial and leisure destinations, including Chiswick, Ealing, Shepherd's Bush and Central London.

The approved Class C1 scheme provides the opportunity to explore the short-stay accommodation market, potentially appealing to corporate visitors, business travellers and guests requiring flexible accommodation across the capital.

The conversion would allow an investor to assess an alternative operating model to conventional residential lettings, subject to refurbishment, operational requirements and market demand.


An established *residential investment* with the opportunity to unlock a new chapter through *consented redevelopment.*

The Property

Aldridge Court comprises a substantial period building arranged over ground-floor commercial accommodation and four upper residential floors, providing 27 apartments, of which 25 are offered for sale.

The residential accommodation extends to approximately 8,861 sq ft NIA and comprises five studios, 17 one-bedroom and three two-bedroom apartments, all of which are currently let.

The two remaining apartments have been sold on long leasehold interests, with the vendor advising that an opportunity may exist to acquire these interests separately.

The ground-floor commercial units have also been sold on long leasehold interests.

APARTMENTS FOR SALE

25

RESIDENTIAL FLOORS

4

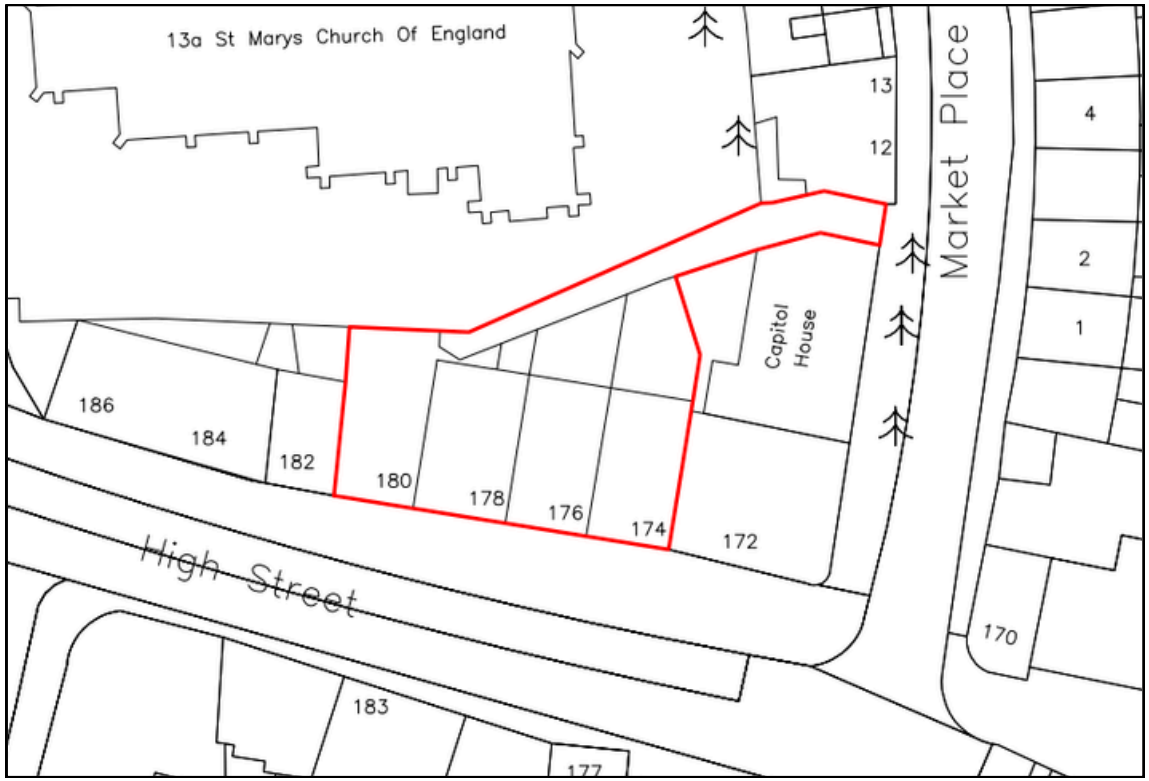
EXISTING ACCOMMODATION

8,861 SQ FT

CURRENT ANNUAL INCOME

£432,600





Existing Accommodation & Income

The investment provides an established residential income stream of £432,600 per annum across 25 apartments, offering immediate income alongside opportunities for future asset management and repositioning.

The accommodation comprises a mix of studio, one-bedroom and two-bedroom apartments arranged across the first to fourth floors.

All 25 apartments are currently let, providing an established rental income profile.

The existing use also offers flexibility for investors considering continued residential letting, refurbishment or implementation of the approved alternative scheme.

STUDIO APARTMENTS **5**	ONE-BEDROOM APARTMENTS **17**
TWO-BEDROOM APARTMENTS **3**	TOTAL ANNUAL RENT **£432,600**

Principal Investment Features

Established Income
The 25 apartments currently generate £432,600 per annum in contracted residential rental income.

Diversified Accommodation
A mix of studio, one-bedroom and two-bedroom apartments provides accommodation across several residential letting categories.

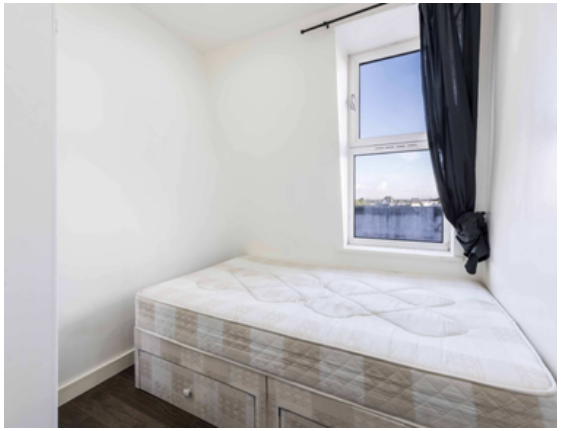
Asset Management Potential
An opportunity to review existing tenancies, rental performance, refurbishment requirements and longer-term investment strategy.

Alternative Use Consent
Planning permission for 30 serviced apartments introduces a potential route to reposition the property for an alternative operating model.









Principal Features

Consented Change of Use
Planning permission for the conversion of 27 residential apartments (Class C3) into an apartment hotel (Class C1).

Additional Accommodation
A new fifth-floor mansard extension providing three additional serviced apartments and approximately 678 sq ft NIA.

Building Improvements
Approved works include a new entrance hall, lift, cycle and refuse facilities, together with four roof lights.

Operational Income Potential
The proposed serviced apartment use offers scope to assess enhanced revenue through nightly accommodation rates, subject to investment and operating performance.



Consented Serviced Apartment Scheme

Planning permission was granted on 2 April 2025 for the conversion of the existing 27 residential apartments into an apartment hotel (Class C1), together with a fifth-floor mansard extension providing three additional units.

The approved scheme would deliver a total of 30 serviced apartments, introducing an opportunity to reposition the property from conventional residential letting to a short-stay accommodation operation.

The proposals incorporate a new entrance hall, lift, cycle and refuse storage facilities, four roof lights and the construction of a fifth-floor mansard extension.

The additional floor would create three new units extending to approximately 678 sq ft NIA, increasing the overall accommodation provision within the existing building.

SERVICED APARTMENTS **30**	ADDITIONAL UNITS **+3**
PROPOSED EXTENSION NIA **678 SQ FT**	PLANNING APPROVAL **APRIL 2025**

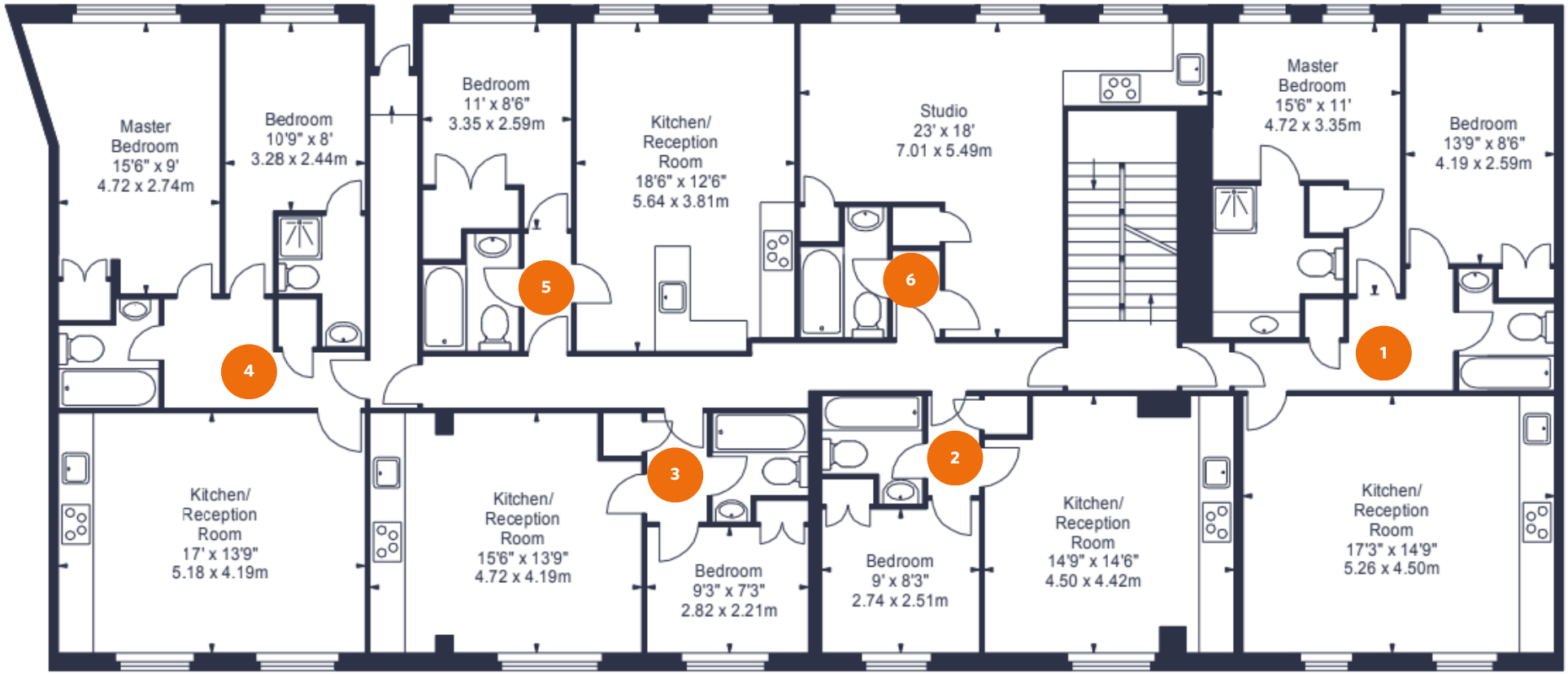
Schedule of Accommodation

Existing Investment

Flat	Address	Floor	Type	SQM	SqFt
FLAT 01	176 High Street, London, W3 9NN	1	2 Bed	Leased	
FLAT 02	176 High Street, London, W3 9NN	1	1 Bed	33.44	360
FLAT 03	176 High Street, London, W3 9NN	1	1 Bed	32.42	349
FLAT 04	176 High Street, London, W3 9NN	1	2 Bed	Leased	
FLAT 05	176 High Street, London, W3 9NN	1	1 Bed	35.86	386
FLAT 06	176 High Street, London, W3 9NN	1	Studio	24.9	268
FLAT 07	176 High Street, London, W3 9NN	2	2 Bed	65.31	703
FLAT 08	176 High Street, London, W3 9NN	2	1 Bed	33.44	360
FLAT 09	176 High Street, London, W3 9NN	2	1 Bed	32.42	349
FLAT 10	176 High Street, London, W3 9NN	2	2 Bed	60.94	656
FLAT 11	176 High Street, London, W3 9NN	2	1 Bed	35.86	386
FLAT 12	176 High Street, London, W3 9NN	2	Studio	33.44	360
FLAT 13	176 High Street, London, W3 9NN	3	2 Bed	65.31	703
FLAT 14	176 High Street, London, W3 9NN	3	1 Bed	33.44	360
FLAT 15	176 High Street, London, W3 9NN	3	1 Bed	32.42	349
FLAT 16A	176 High Street, London, W3 9NN	3	1 Bed	34.37	370
FLAT 16B	176 High Street, London, W3 9NN	3	1 Bed	24.43	263
FLAT 17	176 High Street, London, W3 9NN	3	1 Bed	35.86	386
FLAT 18	176 High Street, London, W3 9NN	3	Studio	24.9	268
FLAT 19A	176 High Street, London, W3 9NN	4	1 Bed	27.31	294
FLAT 19B	176 High Street, London, W3 9NN	4	1 Bed	25.83	278
FLAT 20A	176 High Street, London, W3 9NN	4	1 Bed	18.77	202
FLAT 20B	176 High Street, London, W3 9NN	4	1 Bed	19.51	210
FLAT 21A	176 High Street, London, W3 9NN	4	1 Bed	24.25	261
FLAT 21B	176 High Street, London, W3 9NN	4	1 Bed	23.23	250
FLAT 22A	176 High Street, London, W3 9NN	4	1 Bed	23.88	257
FLAT 22B	176 High Street, London, W3 9NN	4	1 Bed	21.65	233
				757.34	8861

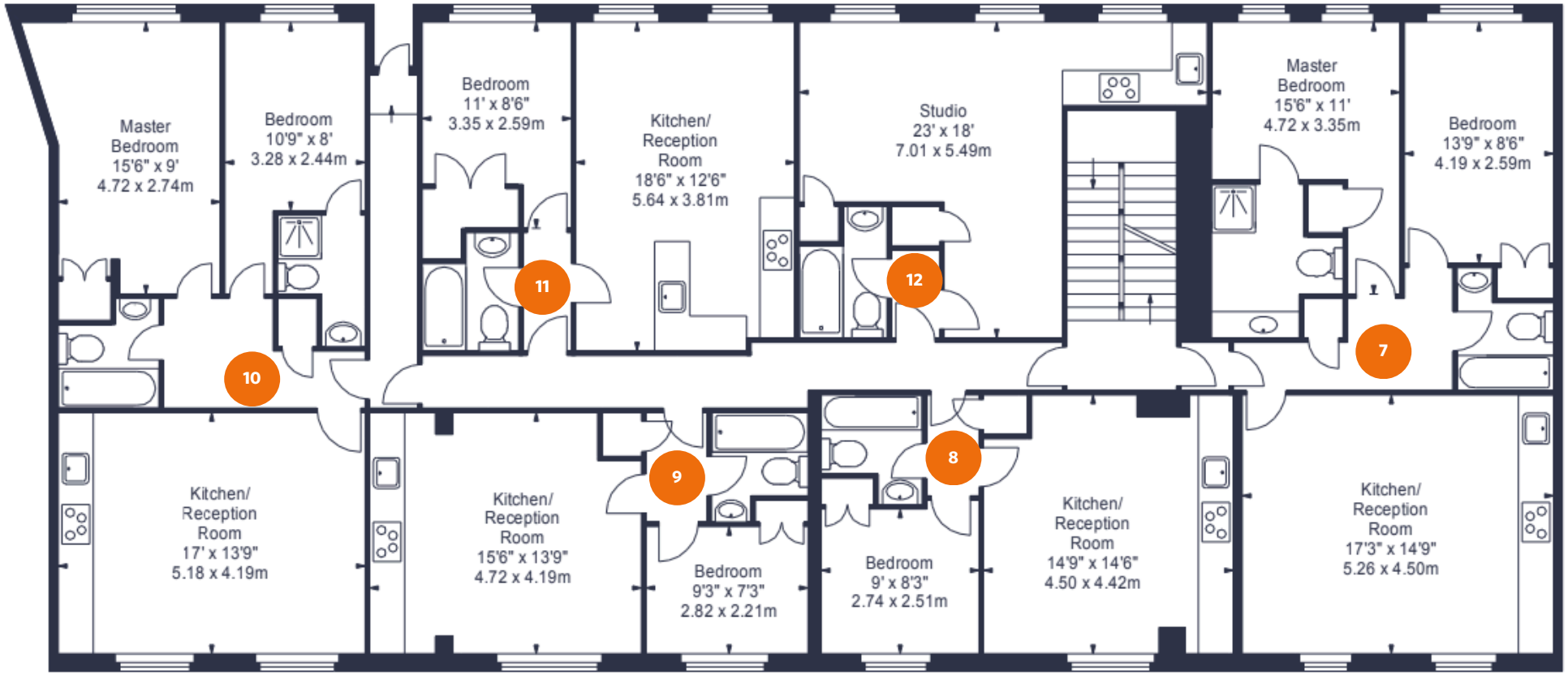
Floor Plan

First Floor



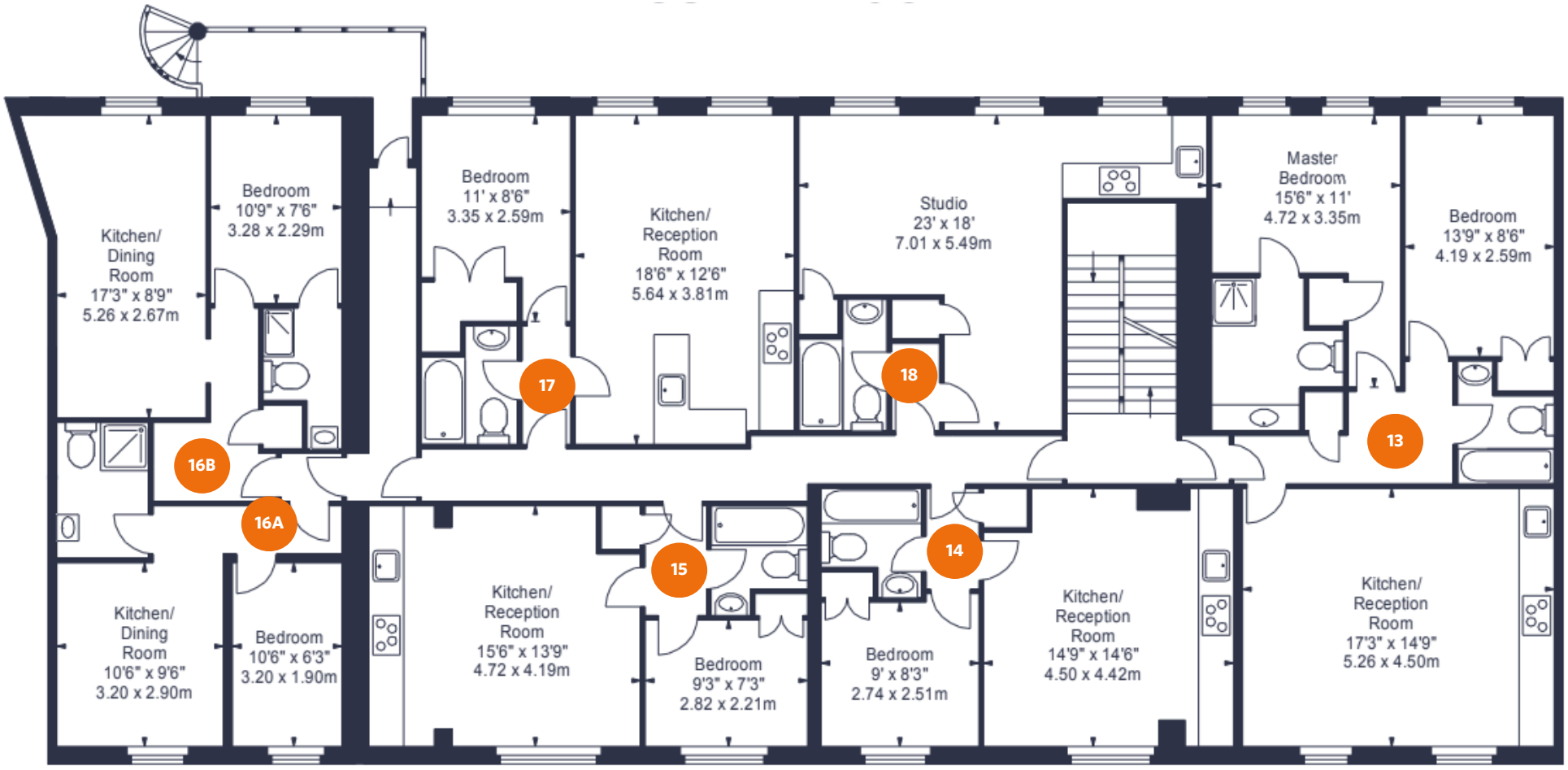
Floor Plan

Second Floor



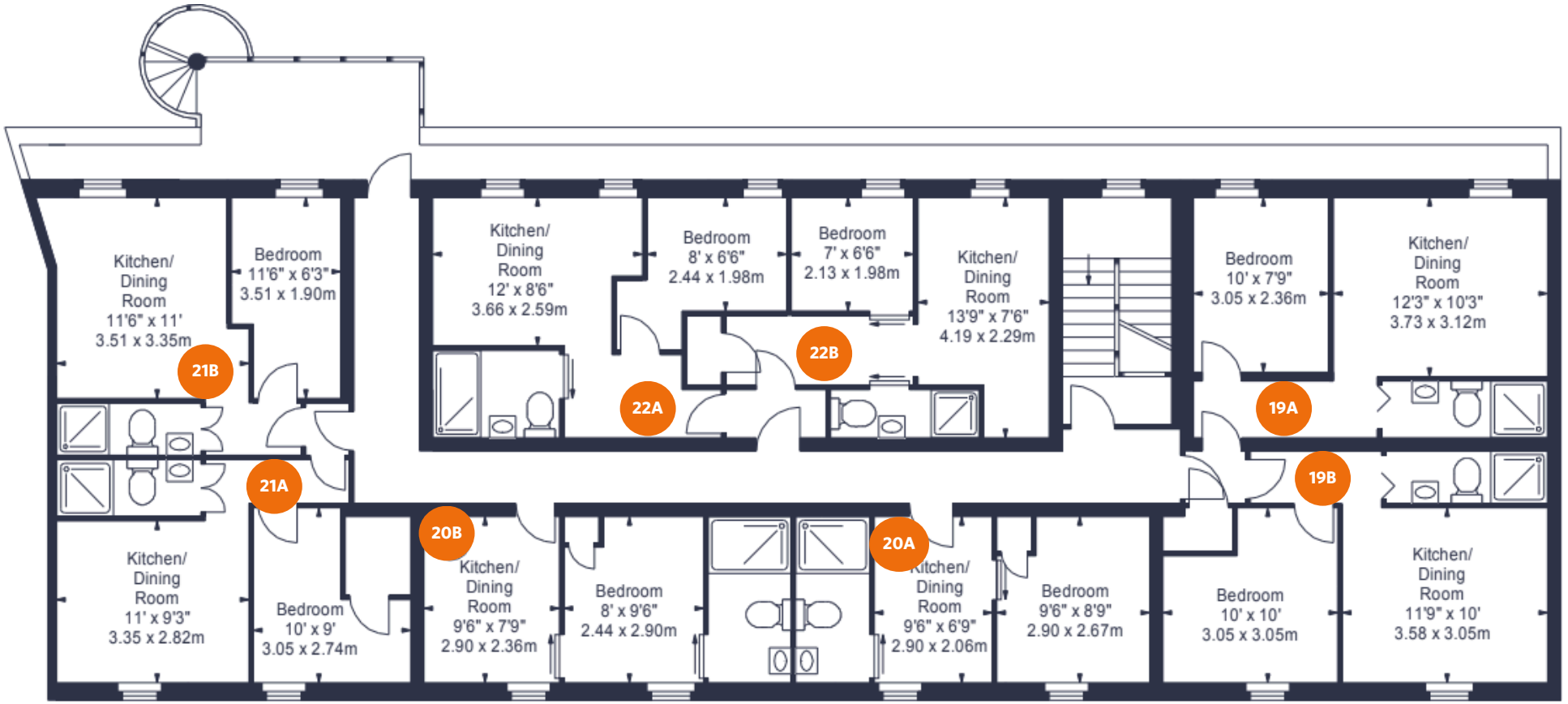
Floor Plan

Third Floor Floor



Floor Plan

Forth Floor



Terms

Price
Offers in excess of £7,600,000

Method of Sale
The property is offered for sale by private treaty, subject to contract.

Planning
Planning permission granted on 2 April 2025 under reference 244725FUL for conversion to a 30-unit apartment hotel (Class C1), including a fifth-floor mansard extension.

Viewings
Strictly by appointment through DI Properties.

VAT
The vendor has advised that the property is not elected for VAT

Tenure
Tenure to be confirmed

Further Information
Additional planning, tenancy, legal and technical documentation is available within the data room

Contact

For further information, please contact a member of our development & investment team:

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