



Colham Avenue, Yiewsley, UB7 8EU

- Freehold block comprising four self-contained flats
- Potential for site intensification (STPP)
- Existing residential income with future potential
- Freehold residential development opportunity (STPP)
- Asset management and redevelopment opportunity
- Rare West London freehold acquisition

Guide Price £1,350,000

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.

Summary

An increasingly rare opportunity to acquire the freehold interest in a detached block comprising four self-contained residential flats occupying a substantial site in one of West London's fastest evolving residential markets.

The sale includes the entire freehold together with the existing building, presenting purchasers with a range of medium and long-term opportunities, subject to obtaining the necessary planning consents.

Whether as a long-term investment, an asset management opportunity or a redevelopment project, the property occupies a highly accessible location within easy reach of West Drayton Elizabeth Line Station, Heathrow Airport and the wider motorway network.

Development Potential

The existing block occupies only part of the overall site, with generous surrounding land creating potential for future redevelopment or intensification, subject to the necessary planning consents.

Purchasers may wish to investigate opportunities including:

- Comprehensive residential redevelopment
- Extension or reconfiguration of the existing building
- Additional residential units
- Asset management and refurbishment
- Alternative residential-led schemes

(All subject to planning.)

Location

West Drayton has experienced significant regeneration following the arrival of the Elizabeth Line, dramatically improving journey times across London and increasing demand from both owner-occupiers and investors.

The property occupies an established residential position on Colham Avenue, close to local amenities, schools and open space whilst benefiting from excellent transport connections.

Approximate distances include:

West Drayton Elizabeth Line Station — approximately 0.5 miles

Heathrow Airport — approximately 3 miles

Uxbridge Town Centre — approximately 2 miles

M4 Junction 4 — approximately 3 miles

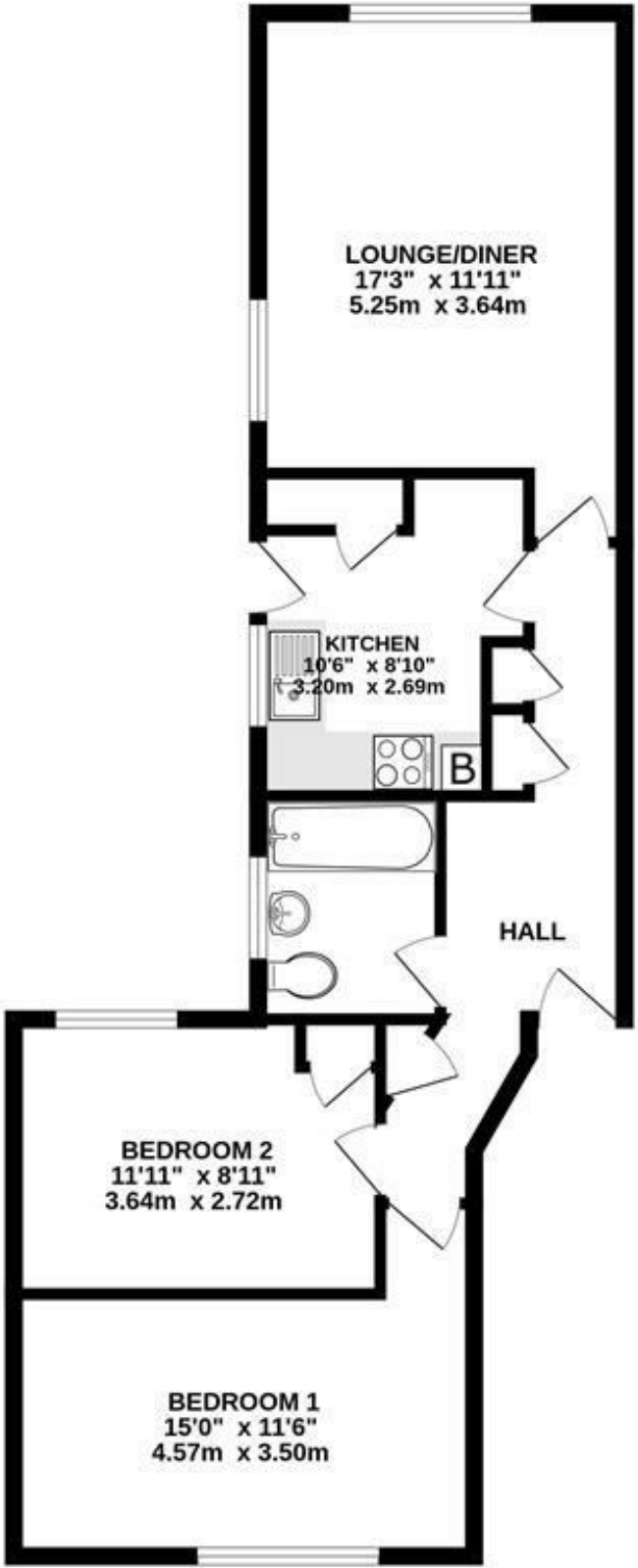
Central London — approximately 25 minutes via the Elizabeth Line

Planning

The property is offered with vacant possession of the freehold (or subject to existing occupational interests, if applicable).

Prospective purchasers should make their own enquiries with the London Borough of Hillingdon regarding planning policy and development potential.

All redevelopment proposals are naturally subject to obtaining the necessary planning consents.



IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts

TOTAL FLOOR AREA : 658 sq.ft. (61.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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