



Shepherds Bush  
Road W6

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brewer

# Shepherds Bush Road W6

**FREEHOLD BLOCK OF 21  
APARTMENTS**

**OPEN PLAN RECEPTION/KITCHEN  
BATHROOMS / SHOWER ROOMS**

**OUTBUILDING**

**COMMUNAL PATIO**

**EPC RATING TBC**

A substantial and versatile freehold property in the heart of West London. This impressive building spans five floors and offers a total gross internal floor area of approximately 5,585 sq ft (519 sqm) including the outhouse.

The property comprises multiple self-contained flats, each thoughtfully laid out with spacious reception and kitchen areas, along with modern shower rooms.

Accommodation includes a variety of layouts with a generous open-plan living space and shower rooms ideal for rental or serviced accommodation.

Located in the vibrant area of Shepherds Bush, the property benefits from excellent transport links, local shops, and amenities. It presents an outstanding opportunity for investors, developers, or those seeking multi-generational living. With high rental yield potential and active management opportunities to enhance returns, this is a rare chance to acquire a large, adaptable property in one of London's most sought-after locations.

**PRICE GUIDE £4,000,000  
FREEHOLD**

**SUBJECT TO CONTRACT**



## Local Area & Opportunity Information

Located in the dynamic and well-connected neighbourhood of Brook Green in West London this property presents a rare opportunity to acquire a versatile investment asset.

Currently arranged as 21 self-contained studio flats, each unit is fully furnished and has been consistently let to private tenants on Assured Shorthold Tenancies since 2009 with minimal void periods.

The rental model includes gas, electricity, and water within the rent, while tenants are responsible for their own Council Tax and broadband simplifying management and ensuring predictable income.

With a total projected annual rental income exceeding £320,000 the property delivers a yield of approximately 6.6% on the £4,000,000 guide price inclusive of outgoings.

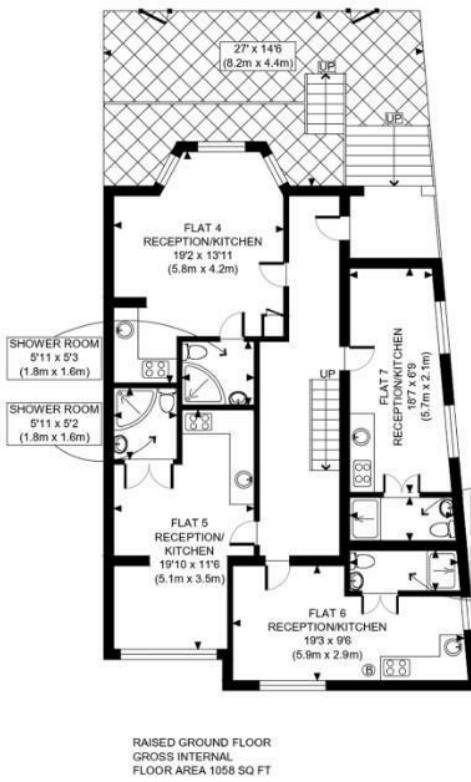
There is further scope to enhance profitability by converting the heating and hot water systems to electric allowing for individual metering and tenant billing.

The building's location offers unbeatable access to transport links, Westfield Mall, and a wide range of local amenities making it highly attractive to tenants and investors alike.

Beyond its appeal as a robust rental income-generating asset, it offers strong potential for conversion into a boutique hotel or modern hostel, capitalising on the growing demand for stylish, short-term accommodation. Alternatively, its layout is perfectly suited for use as student housing or staff accommodation, providing ready-made, private living spaces for universities, hospitals, or large employers in the area. For investors seeking long-term, stable returns, the building also lends itself to transformation into a care home or assisted living facility, with each unit adaptable for accessibility and communal care.







SHEPHERDS BUSH ROAD, W14

APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE: 5585 SQ FT/ 519 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE: 4784 SQ FT/ 444 SQM

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1117 SQ FT

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

finlaybrewer.co.uk

138 Shepherds Bush Road, London, W6 7PB  
sales@finlaybrewer.co.uk

020 7371 4171