



Shepherd's Bush
Road W6

finlay
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.

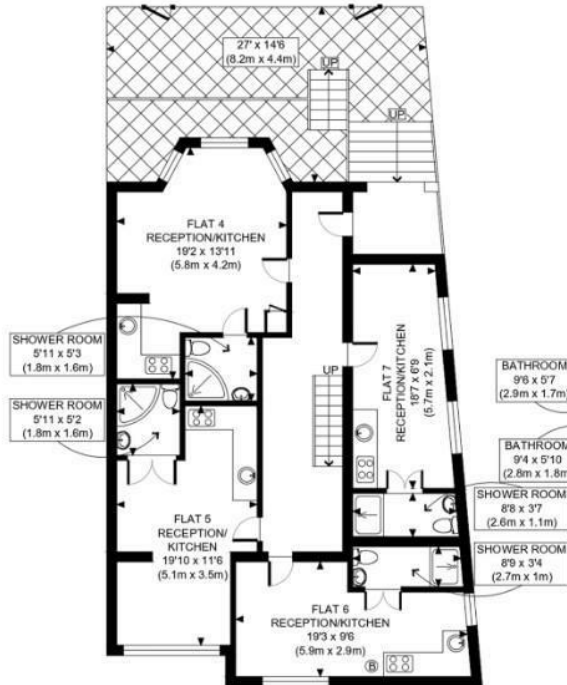
Beyond its appeal as a robust rental income-generating asset, it offers strong potential for conversion into a boutique hotel or modern hostel, capitalising on the growing demand for stylish, short-term accommodation. Alternatively, its layout is perfectly suited for use as student housing or staff accommodation, 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.



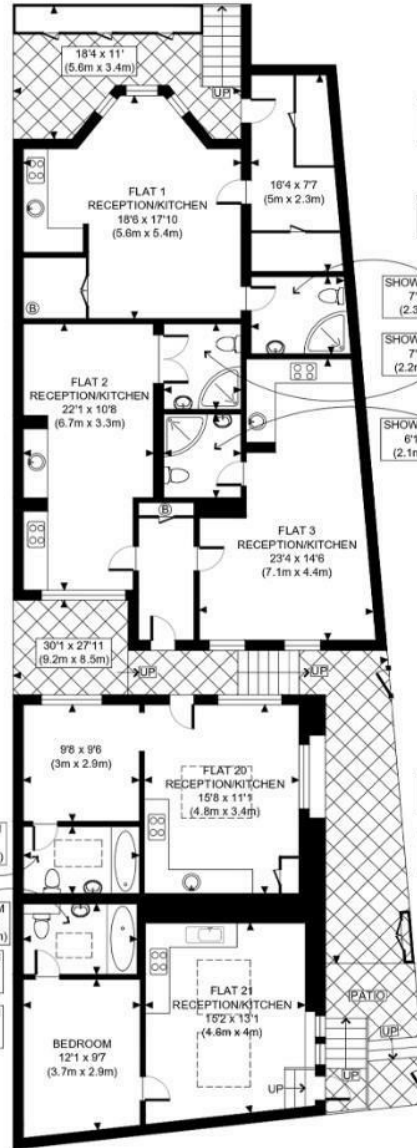




THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 444 SQ FT



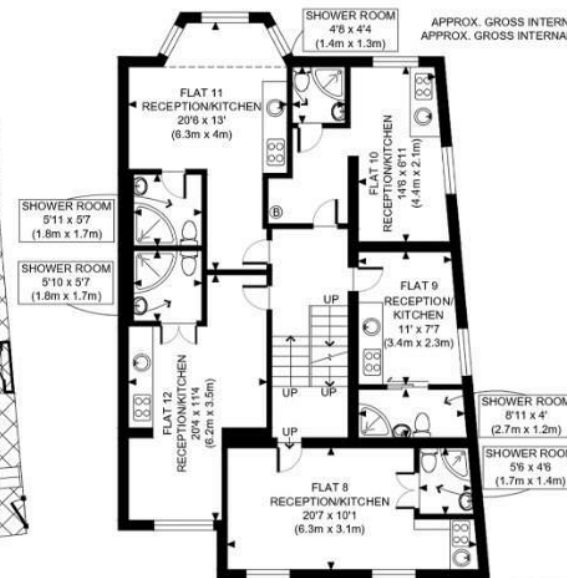
RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1058 SQ FT



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1137 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1028 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1117 SQ FT



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

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020 300 000 000

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