



**STIRLING
ACKROYD**

FOR SALE

**Sonic House, Singapore
Road, West Ealing, W13
OUQ**

869 to 3,609 sq ft

**RESIDENTIAL
INVESTMENT
OPPORTUNITY - WEST
EALING**



VIDEO TOUR

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Description

This is an ideal opportunity to secure a Freehold residential investment asset, with further development potential, in a thriving West London location.

The property offers 4 x 2-bedroom warehouse style flats all let on AST basis.

The building was previously a warehouse space and following a conversion, is now configured as 4 x 2 bed self contained apartments over 4 floors (ground floor plus 3 upper floors)

Current Income Summary : 4 x ASTs generating an annual rental income of £95,940 per annum.

The asset also benefits from additional development potential : Planning reference (215916FUL for new 2 bed apartment - lapsed as of Feb '25) - London Borough of Ealing.

The current owners fully renovated the entire building to a high standard as recent as 3 years ago. The building also benefits from air conditioning.

Current maintenance costs are low and the owners pay a low 4% management fee to manage the asset.

Key points

- Former warehouse converted into 4 x spacious 2 bed apartments configured over 4 floors
- Potential to add further value to the asset - lapsed planning for an additional 2 bed flat
- Current total annual rental income of £95,940 per annum
- SALE PRICE £1,650,000 - reflecting a gross yield of 5.75%
- Potential gross yield of 7.25% if the additional 2 bed room flat is developed
- Great location in West Ealing



Location

Situated in the heart of West Ealing (W13 0UQ), this property enjoys excellent connectivity and strong residential appeal. West Ealing Station is just a short walk away, offering swift Elizabeth Line services to central London, Heathrow Airport, and Reading – with journey times to Paddington in under 15 minutes.

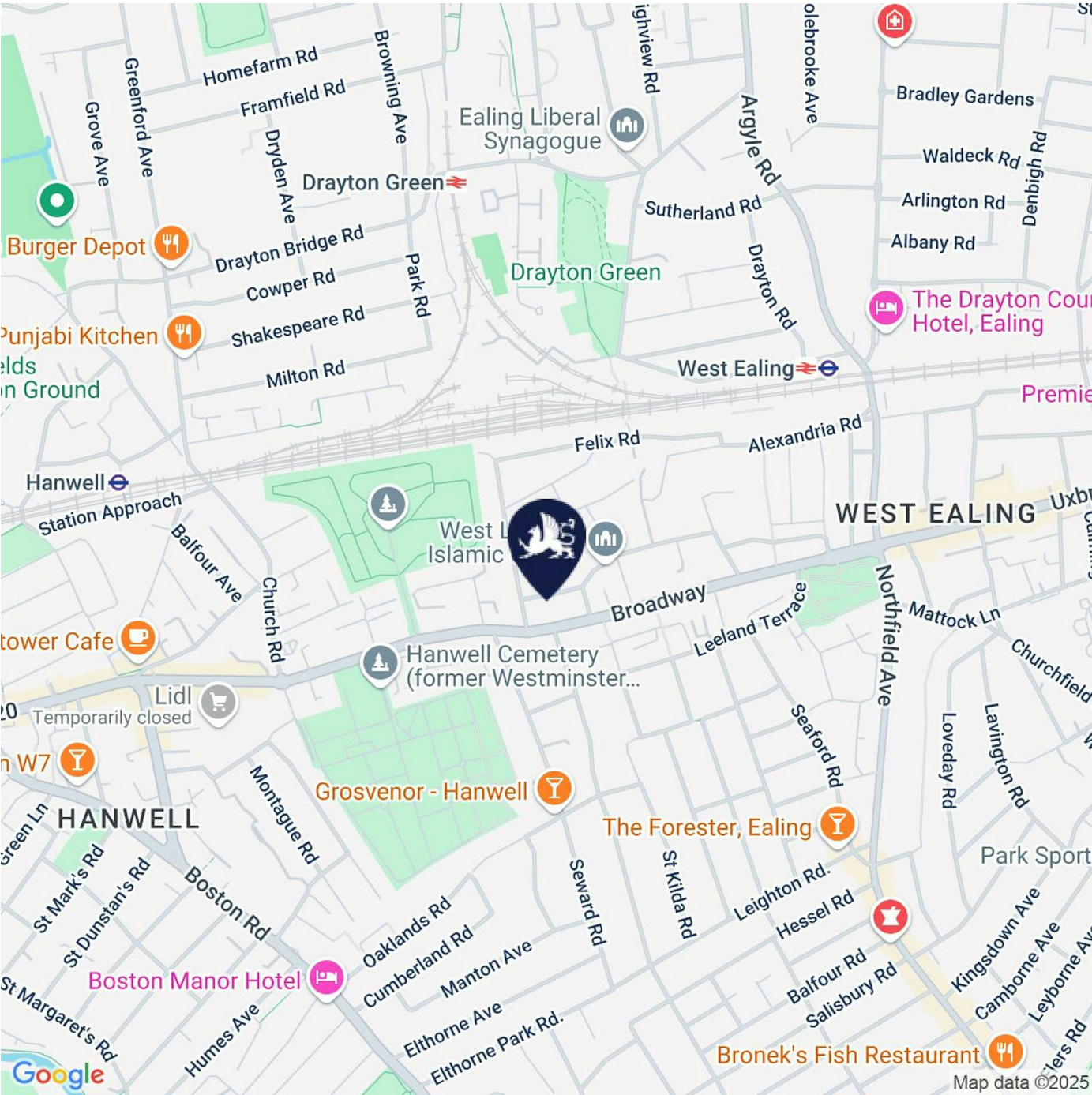
Multiple bus routes and nearby road links, including the A40 and M4, ensure convenient access across West London and beyond.

The surrounding area is a vibrant mix of independent shops, cafés, and supermarkets, with the popular Ealing Broadway just over a mile away offering a wider selection of retail, dining, and leisure options.

Local parks and green spaces, including Walpole Park and Lammas Park, enhance the area's family-friendly charm and contribute to strong tenant demand.

Transport Links

-  Drayton Green 0.4 Miles
-  West Ealing 0.4 Miles
-  Hanwell 0.5 Miles
-  Northfields 0.9 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor Flat	870	80.83	Available
1st - First Floor Flat	869	80.73	Available
2nd - Second Floor Flat	873	81.10	Available
3rd - Third Floor Flat	997	92.62	Available

Viewing & Further Information



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Rents, Rates & Charges

Price	On application
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	C

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