



**STIRLING  
ACKROYD**

## **FOR SALE**

**Garages 1-13 Dene  
Court, Cambridge Road,  
London, W7 3PD**

**1,599 sq ft**

**Freehold Garage Site  
Investment - West  
London**



**VIDEO TOUR**

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## Description

The property comprises a block of garages located within the Dene Court estate on Cambridge Road. A total of 13 garages - ideal for storage and vehicles, with several already occupied by long-standing tenants.

The asset offers a stable long term income with scope for:

- Rental uplifts,
- Re-lettings of the 2 vacant garages
- Potential long-term capital growth given the scarcity of garage blocks in West London.

Garages continue to attract strong interest from local residents seeking storage, tradespeople needing secure space, and investors looking for low-maintenance income.

Typical Garage Size 15'7 x 7'10  
All Garage Doors 6'11 Width x 6'3 Height

Potential to purchase adjoining Freehold comprising of Ground Rents from 18 Residential Flats - subject to further negotiation.

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## Key points

- Suitable for private investors, portfolio builders and owner-users
- Established residential location close to Hanwell and local transport
- Garages typically let at £65-£150 pcm, with clear scope for rent reviews
- Recent roof works undertaken to parts of the block (no reported water ingress)
- Guide Price £195,000 - reflecting a gross yield of 4.7% before costs on the current income from 11 of the 13 garages. Potential to increase rents
- A mix of let and vacant garages, offering rental uplift potential
- Low running costs, straightforward asset management
- No VAT applicable





## Location

Dene Court is situated on Cambridge Road in Hanwell, W7, a well-established residential district within the London Borough of Ealing.

The area benefits from strong local residential demand, good transport connectivity, including proximity to Hanwell Station (Elizabeth Line) and easy access to Uxbridge Road, the A40 and adjoining West London neighbourhoods.

The garages are positioned in a quiet estate environment, providing secure access and practical usability for a range of occupiers.

## Transport Links



Hanwell 0.5 Miles



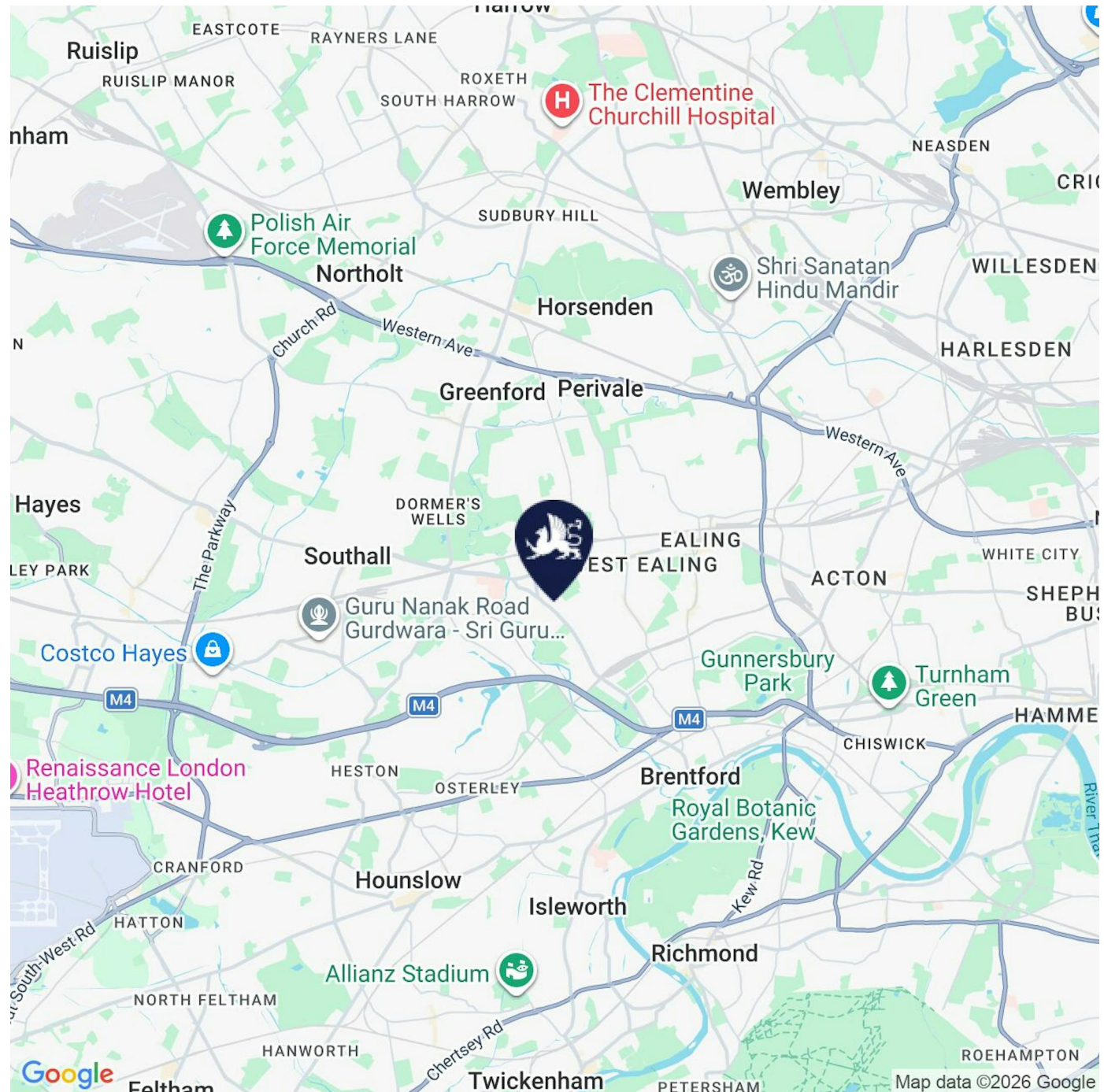
Drayton Green 0.8 Miles



Boston Manor 0.8 Miles



West Ealing 0.8 Miles









## Rents, Rates & Charges

Price	Offers in the region of £200,000
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

## Viewing & Further Information



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