



31 NOEL ROAD, EALING W3

**FREEHOLD RESIDENTIAL
INVESTMENT OPPORTUNITY
FOR SALE**

**12 FULLY REFURBISHED
SELF-CONTAINED UNITS**

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY



- Rare opportunity to acquire a fully refurbished residential investment in the heart of Ealing
- The property comprises 12 modern self-contained studios, spanning 2,788 sq ft (GIA) over three floors, with a rear garden and front parking area
- There is potential for addition massing to increase the overall floor area of the site to the rear (STPP)
- New 5-year lease to Stef & Philips Limited, generating £170,000 per annum with no break clauses and upwards only rent reviews
- Secured against the undoubted covenant strength of Stef & Philips Limited with a £50m turnover and have a portfolio of over £600m currently in management
- Prime location, just a 6-minute walk from Acton Mainline Station (Elizabeth Line), providing direct links into Central London
- Offers invited in excess of £2,250,000 (stc) for the freehold interest reflecting a gross yield of 7.5%



LOCATION

31 Noel Road is located in the affluent borough of Ealing, West London, an area benefiting from excellent transport links. The property is within easy reach of Acton Main Line (Elizabeth Line), providing direct access to Central London and Heathrow. Acton Central (Overground), North Acton (Central Line), and Acton Town (Piccadilly & District Lines) are also nearby.

The area offers a mix of independent cafés, restaurants, and major supermarkets, with Westfield London a short distance away. Green spaces such as Acton Park and Gunnersbury Park provide recreational opportunities, while the A40 and North Circular ensure quick road connections.



Acton Mainline Station



Gunnersbury Park

CONNECTIVITY

BY ROAD



Acton Town Station	9 min
Acton Central Station	8 min
Acton Main Line Station	4 min
Ealing Common Station	4 min

BY RAIL



Acton Town Station	17 min
Acton Central Station	17 min
Acton Main Line Station	13 min
Ealing Common Station	13 min





DESCRIPTION

This three-storey freehold residential investment measuring 2,788 sqft (GIA), which has recently undergone an extensive refurbishment, delivering 12 high-quality self-contained studio units with modern interior, all equipped with private WC facilities and a kitchenette. The layout consists of five units on the ground floor, five on the first floor, and two on the top floor, all of similar size.

Externally, the property features a spacious rear garden accessible to all tenants, as well as off-street parking at the front.

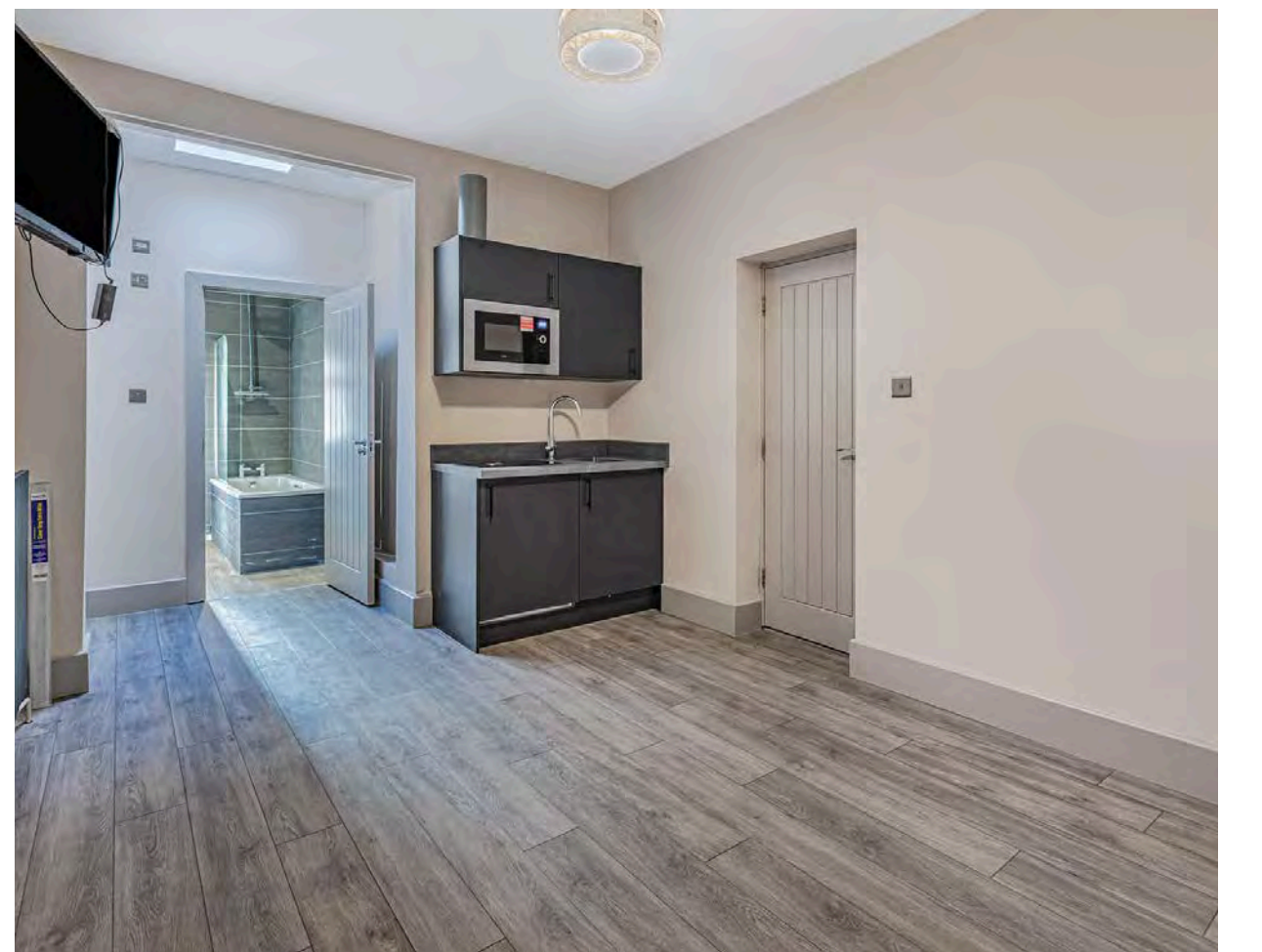
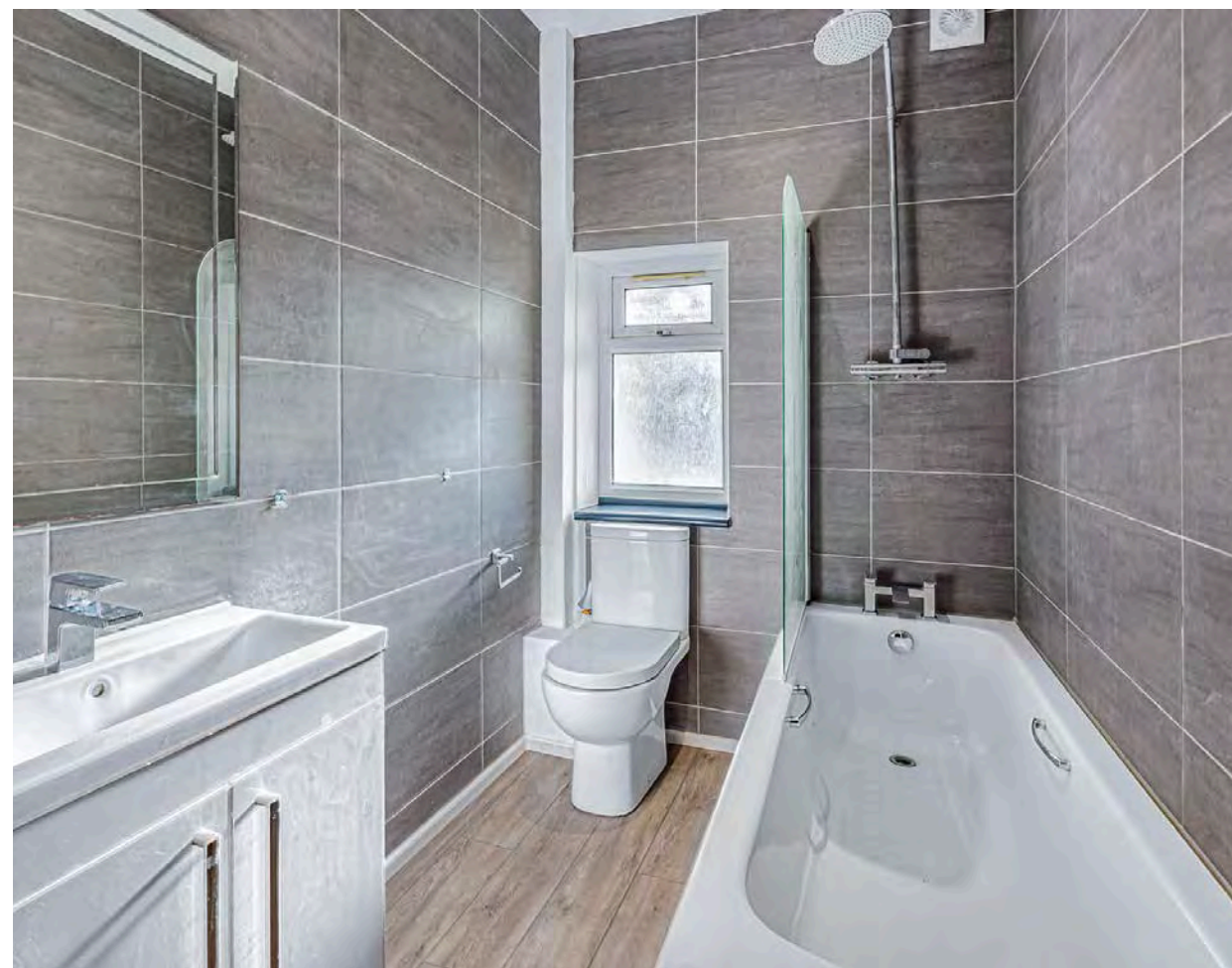
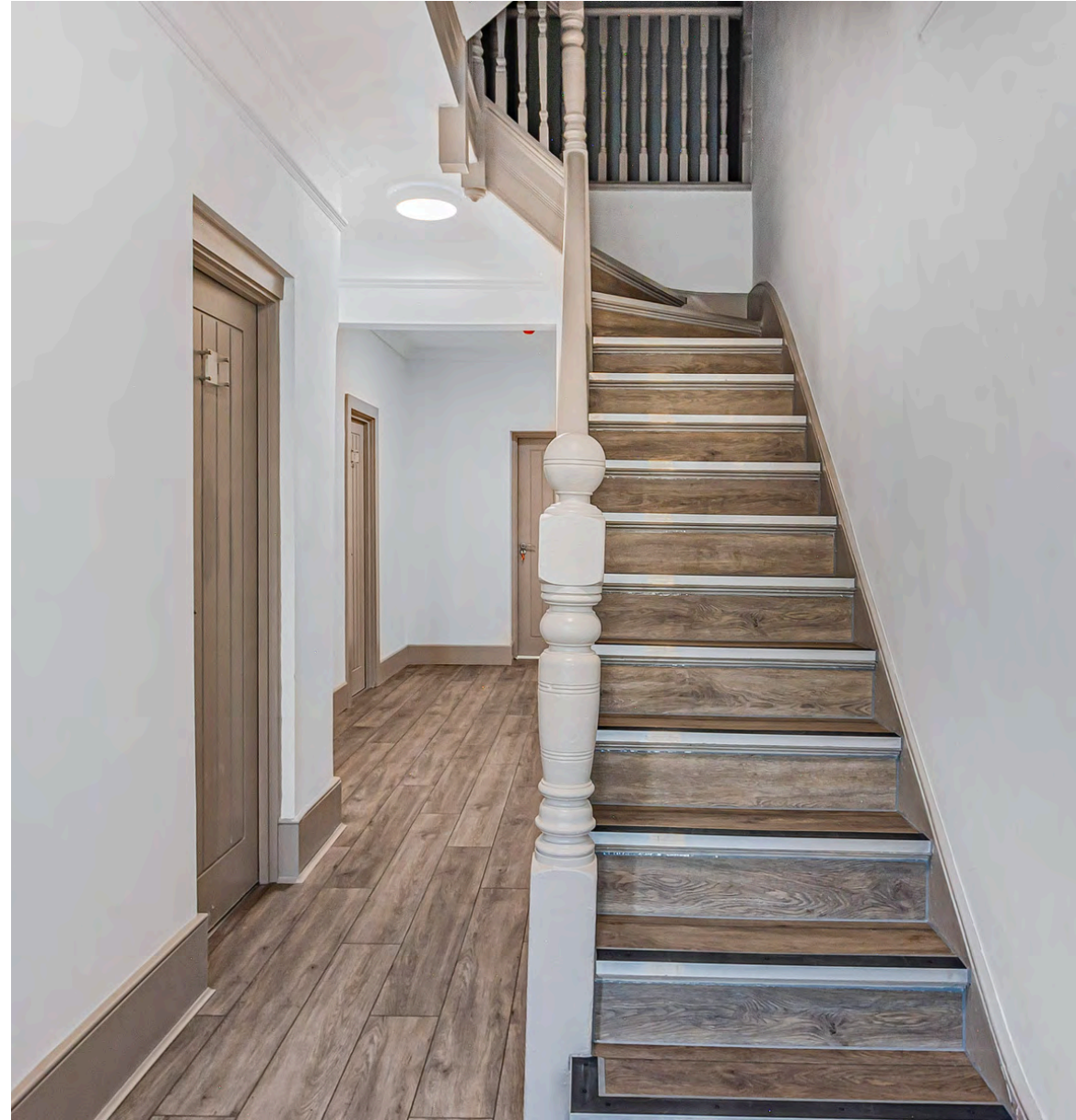
The property is fully let to Stef & Phillips on a secure 5-year lease with no break clauses, expiring in 2030, generating an annual rental income of £170,000, with upward-only rent reviews in place.

TENANT PROFILE

Stef & Philips Limited is a well-established provider of high-quality residential accommodation across the UK, specialising in housing solutions for local authorities and housing associations. The company has built a strong reputation for delivering and managing residential properties, ensuring long-term stability for landlords and investors.

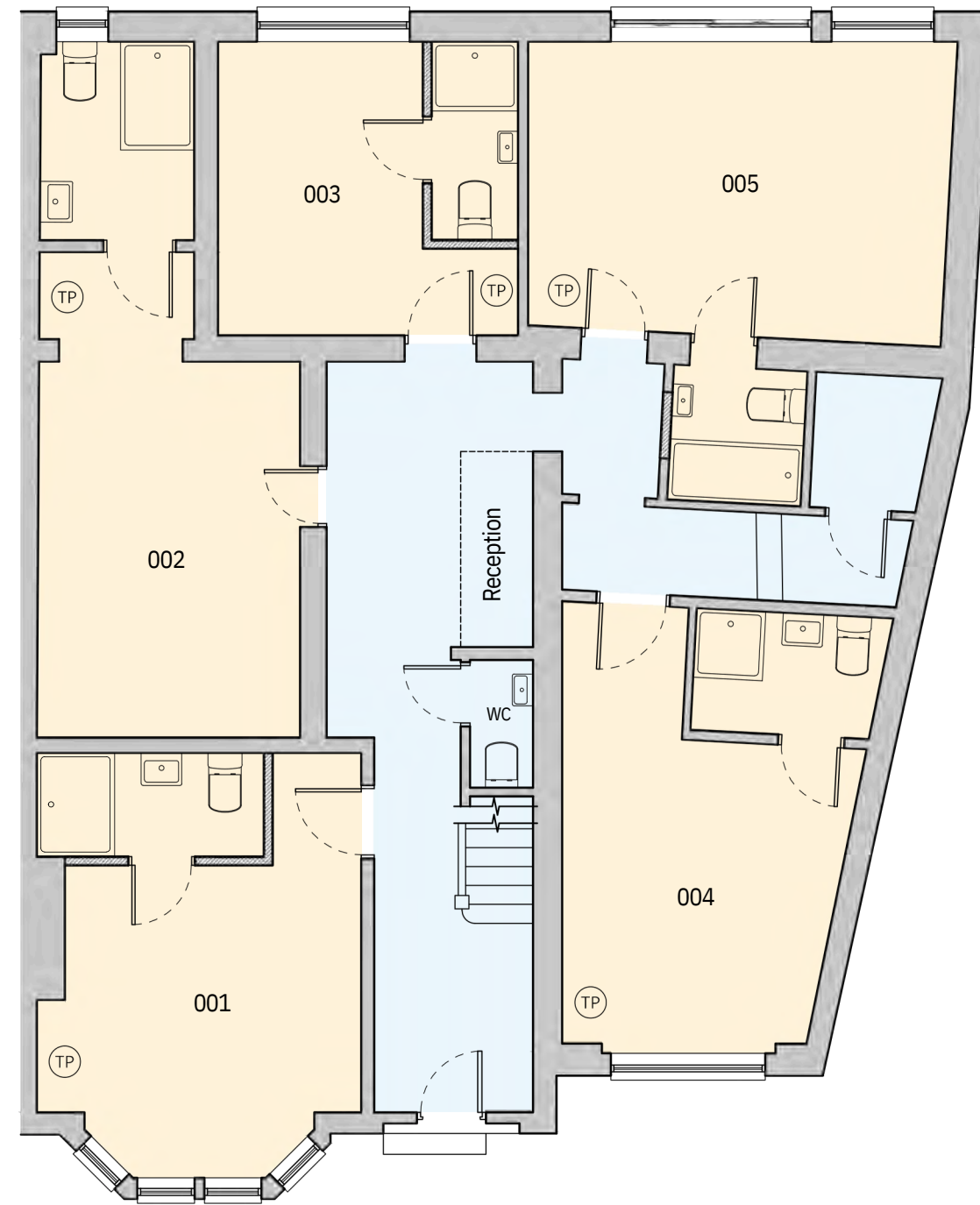
With an annual turnover of £50 million and a net balance sheet exceeding £5 million, Stef & Philips demonstrates a strong financial standing, reinforcing their ability to meet rental commitments.

**Stef &
Philips**

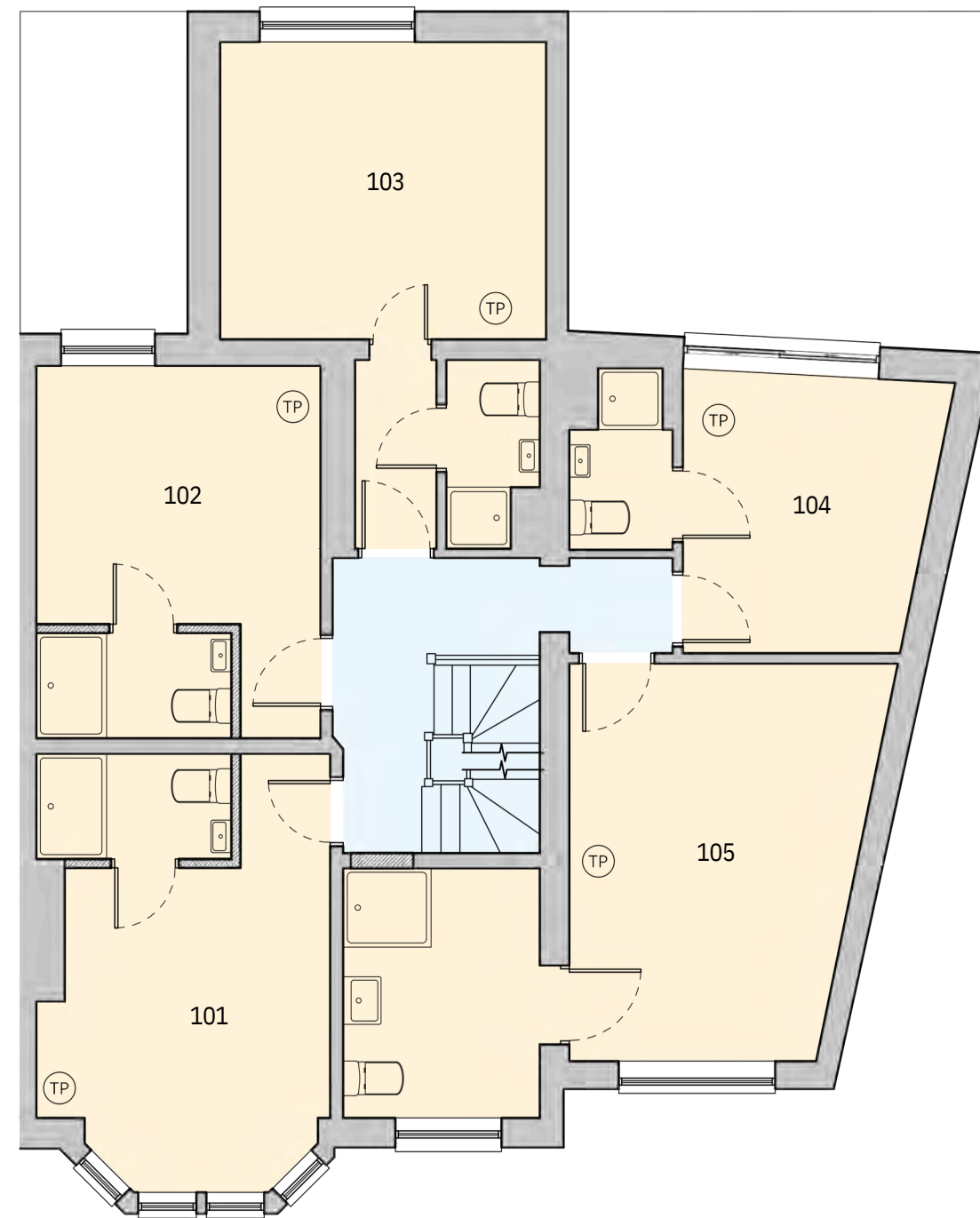


FLOOR PLANS

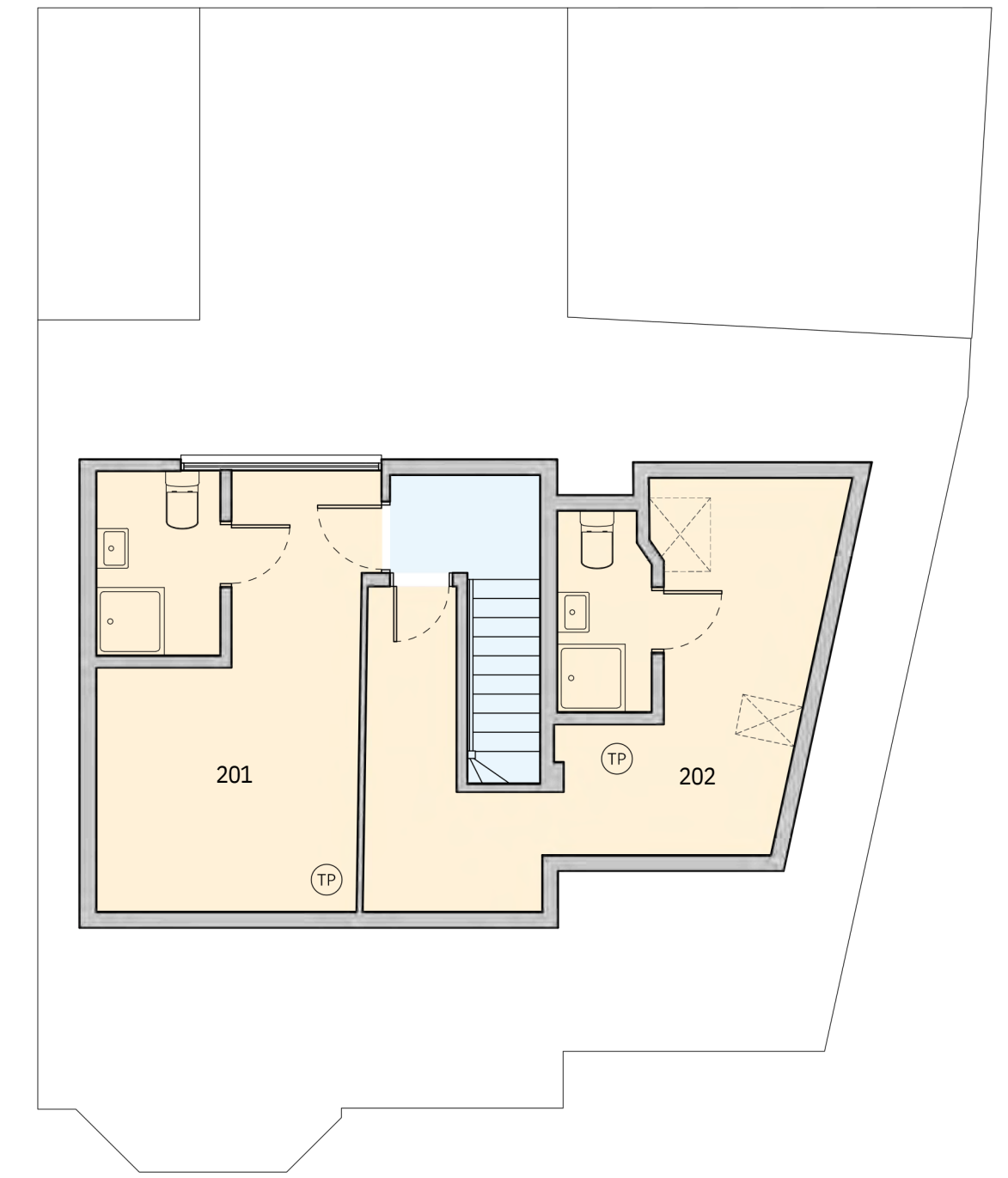
Not to scale. For indicative purposes only.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TENURE

The property is held Freehold under Title Number: MX472742

PRICE

Offers invited in excess of £2,250,000 (stc) reflecting a gross yield of 7.5%

DATA ROOM

Access available on request.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. March 2025

WWW.RIB.CO.UK

FOR FURTHER INFORMATION CONTACT:

Damien Field
07956 125 543
Damien@rib.co.uk

Tino Antoniou
07943 744 534
Tino@rib.co.uk

Charles Boyce
07990 045 479
Charles.b@rib.co.uk

RIB

ROBERT IRVING BURNS