

**NEWMARK**

# Park Hill House

## New Horizons Court, Brentford, TW8 9GN

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A unique opportunity to acquire 54 income producing residential apartments in West London.



# Investment Highlights

A single, unbroken building comprising 54 income-producing residential units in a highly sought-after West London location.



The scheme is located just a 6-minute walk to the North of Syon Lane Train Station, which provides direct rail services to London Waterloo in 34-minutes. Heathrow Airport is located a 16-minute drive to the West.



The freehold building consists of 54 units, comprised of 6 x studios, 34 x 1 beds, 13 x 2 beds and 1 x 3 bed. The asset benefits from a residents lounge on the top floor which could be converted into an additional one bedroom apartment.



The property is arranged over four residential levels above a basement which includes 22 secured car parking spaces and storage space. The asset comprises a single core; however, at under 18 m in height, it is not classified as a higher-risk building under the Building Safety Act 2022.



The site extends to 0.58 acres (0.24 hectares) and is held under a single freehold title (AGL55362).



The asset is currently 96% occupied and upon full stabilisation, will generate a gross income of £1,149,720p.a.



Units are furnished to a high standard, with all furniture included within the property sale.



The property is available for acquisition via a clean, UK-domiciled SPV, or asset sale.

## Proposal

Offers are invited in excess of **£15,500,000** for the freehold interest, representing a **gross yield of 7.52%** (Based on fully stabilised income).

54

Residential Apartments

22

Car Parking Spaces

4

Storeys (<18m)



# Location

**Park Hill House, situated within New Horizons Court in Brentford (TW8), benefits from a well-connected location in West London within the London Borough of Hounslow.**

Situated approximately 8-miles from Central London, the property is ideally placed for commuters and professionals working across key employment hubs, while also benefiting from close proximity to Heathrow Airport.

Syon Lane train station is just an 6-minute walk away, offering regular direct services to London Waterloo in approximately 34-minutes. The property also benefits from excellent road connectivity, positioned just off the A4 (Great West Road), providing convenient access to Central London and the M4 corridor. Heathrow Airport can be reached in approximately 16-minutes by car.

A range of local amenities are easily accessible, including Tesco Express, Co-op and Morrisons, alongside frequent bus services connecting Brentford to nearby areas such as Chiswick, Hammersmith and Ealing.

The location is further enhanced by its proximity to Syon Park, the Royal Botanic Gardens, Kew, and Chiswick House Gardens, offering excellent opportunities for recreation and leisure.



Brentford Canal



Osterley Station



Kew Gardens



Gtech Community Stadium

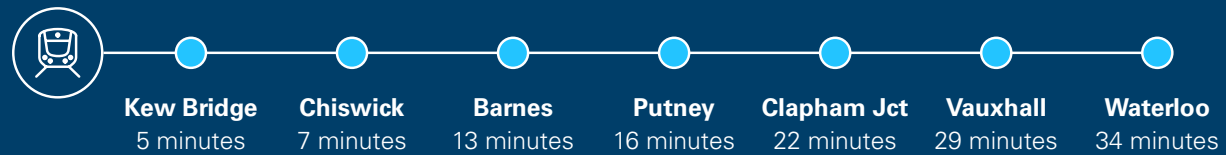


Heathrow Airport



Syon Lane Train Station

## DIRECT TRAIN TIMES









# Key

- 5-min walk
- 10-min walk
- 15-min walk

## TRANSPORT

1. Syon Lane Train Station 
2. West Cross Centre (Stop D) 
3. Osterley 
4. Brentford Train Station 

## RETAIL & LEISURE

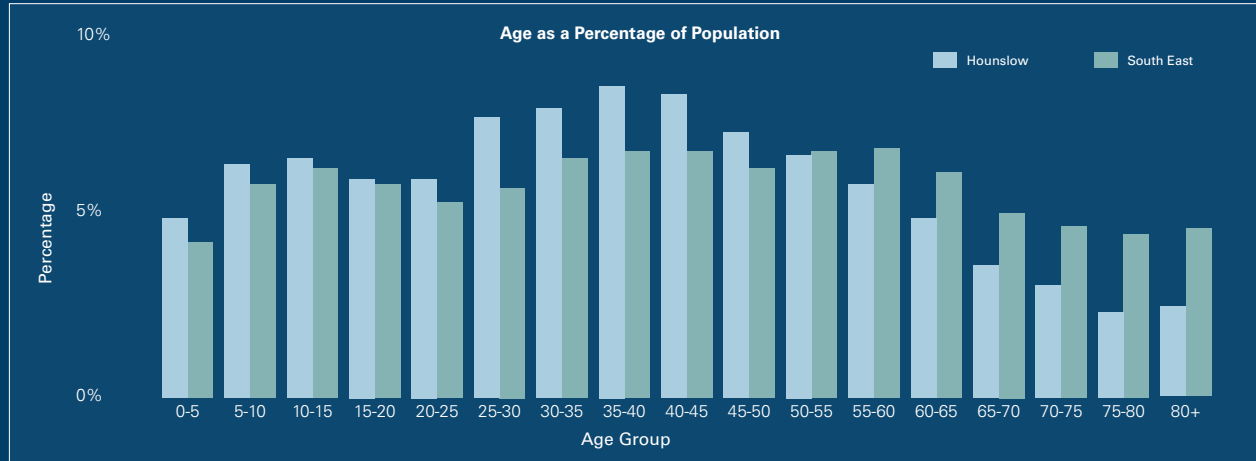
1. Tesco Extra
2. PureGym Brentford
3. Morrisons
4. Co-Op Food
5. Royal Mid Surrey Golf Club
6. Shell Garage
7. Wyke Green Golf Club

## GREEN SPACES

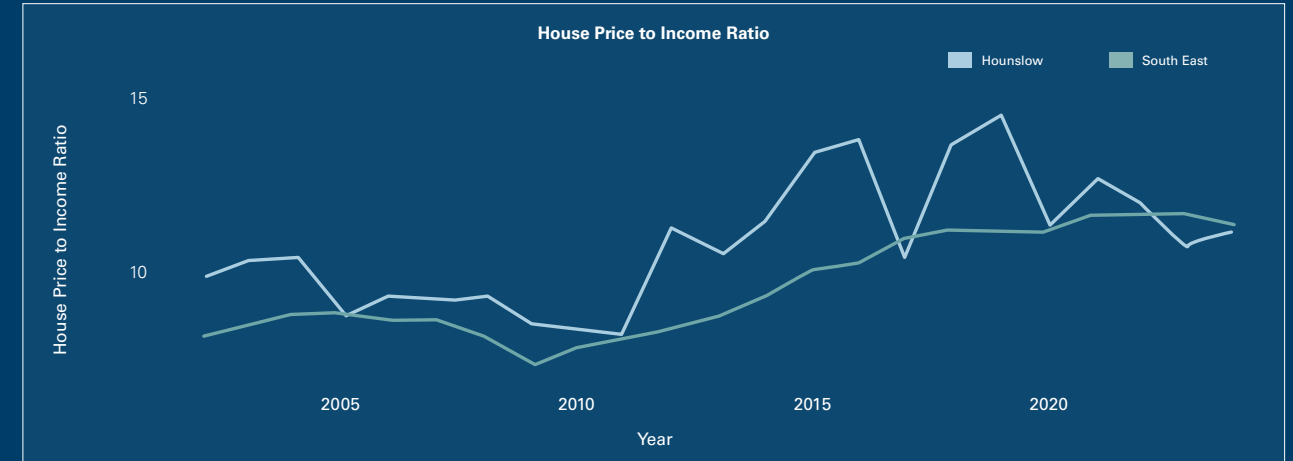
1. Syon Park
2. Boston Manor Park
3. Kew Gardens

# Hounslow's Compelling Demographics

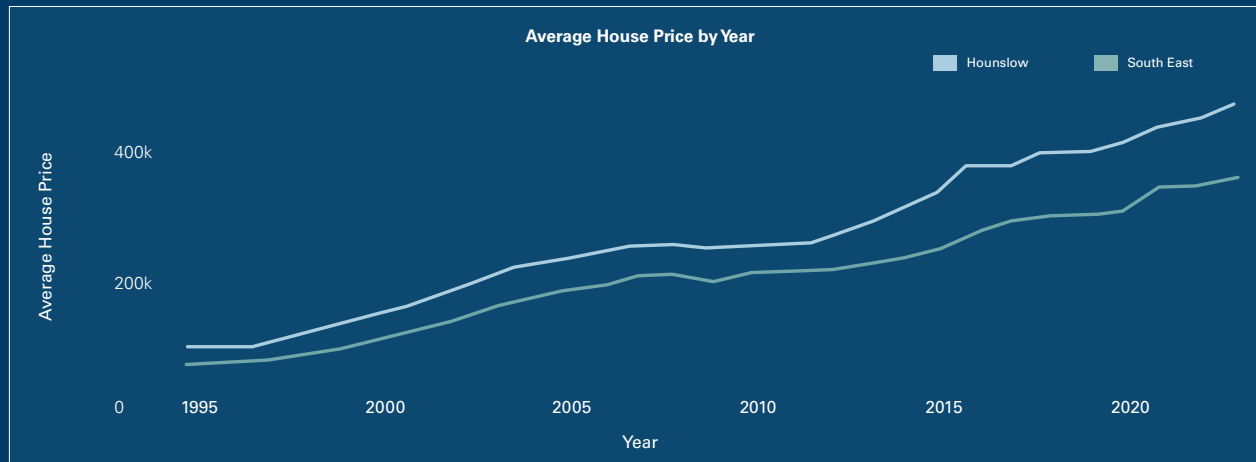
Park Hill House is located within the London Borough of Hounslow, which has strong demographic fundamentals, supporting tenant demand, house price unaffordability and rental affordability.



A youthful demographic, forming a large share of target renters.



Affordability constraints driving demand for rental accommodation.



An average house price of £490,000 presents a barrier to home ownership.



Strong incomes supports rental affordability.



# The Scheme

**Park Hill House represents a well designed permitted development scheme in Brentford, consisting of 54 residential apartments within a single building. The site is located just an 6-minute walk to the North of Syon Lane Train Station, which provides direct rail services to London Waterloo in just 34-minutes.**

- The scheme comprises 6 x studios, 34 x 1 beds, 13 x 2 beds and 1 x 3 bed and 22 car parking spaces.
- The scheme was thoughtfully converted in 2021 and consists of 4 storeys above basement level. The property falls under 18m and is therefore not considered a higher risk property under the Building Safety Act (2022).
- Park Hill House was the final phase of the former Sky Campus which provided 302 units across four buildings.
- All furniture and white goods will be included as part of the sale.
- The building was let on a single lease to Charles Hope who operated the asset as short stay accommodation. The lease was forfeited in November 2025, and the building was left in excellent condition.
- A marketing campaign began in November 2025, and the asset is now 96% occupied.
- Park Hill House benefits from a resident’s lounge on the 4th floor. There is the potential to convert this space into an additional one bedroom apartment.
- EPC ratings of B-E.

UNIT TYPE	NO. OF UNITS	AVERAGE AREA PER UNIT	TOTAL AREA	AVERAGE INCOME PCM	TOTAL GROSS RENT P.A.
Studio	6	425	2,552	£1,505	£108,360
1 Bedroom	34	503	17,086	£1,636	£667,500
2 Bedroom	13	737	9,580	£2,181	£340,260
3 Bedroom	1	1,070	1,070	£2,800	£33,600
<b>TOTAL</b>	<b>54</b>	<b>561</b>	<b>30,288</b>	<b>£1,774</b>	<b>£1,149,720</b>

\*Income reflecting a fully stabilised scheme.



# Specification

**Park Hill House is finished to a high standard throughout. All apartments are fitted with integrated white goods as standard, all of which are Smeg branded and included within the sale of the property.**

## White Goods

- Fridge/Freezer
- Washer Dryer
- Dishwasher
- Oven
- Hob

## Kitchen / Utility Cupboard

- White marble-effect quartz worktop
- Microwave with digital keypad
- Lakeland coffee machine
- Stainless steel cylindrical kitchen bin

## Bathrooms

- Wall hung white ceramic toilet with soft-close seat
- Ceramic round countertop basin with on a vanity unit with integrated drawer storage
- Bath and/or shower in white acrylic

## Lounge

- Dining table with chairs
- Light beige fabric three-seater sofa
- Wall mounted Hisense flat screen television
- Triangular coffee table with white-marble effect

## Bedrooms

- Wardrobe and bedside tables
- Double bed with mattress



# Site Plan

The site, shaded in red, is held freehold under title number AGL55362 and measures approximately 0.58 acres (0.24 hectares).

Historically, Park Hill House formed part of the wider corporate campus. The buildings were initially developed as the former HQ of GlaxoSmithKline before being subsequently occupied by Sky.

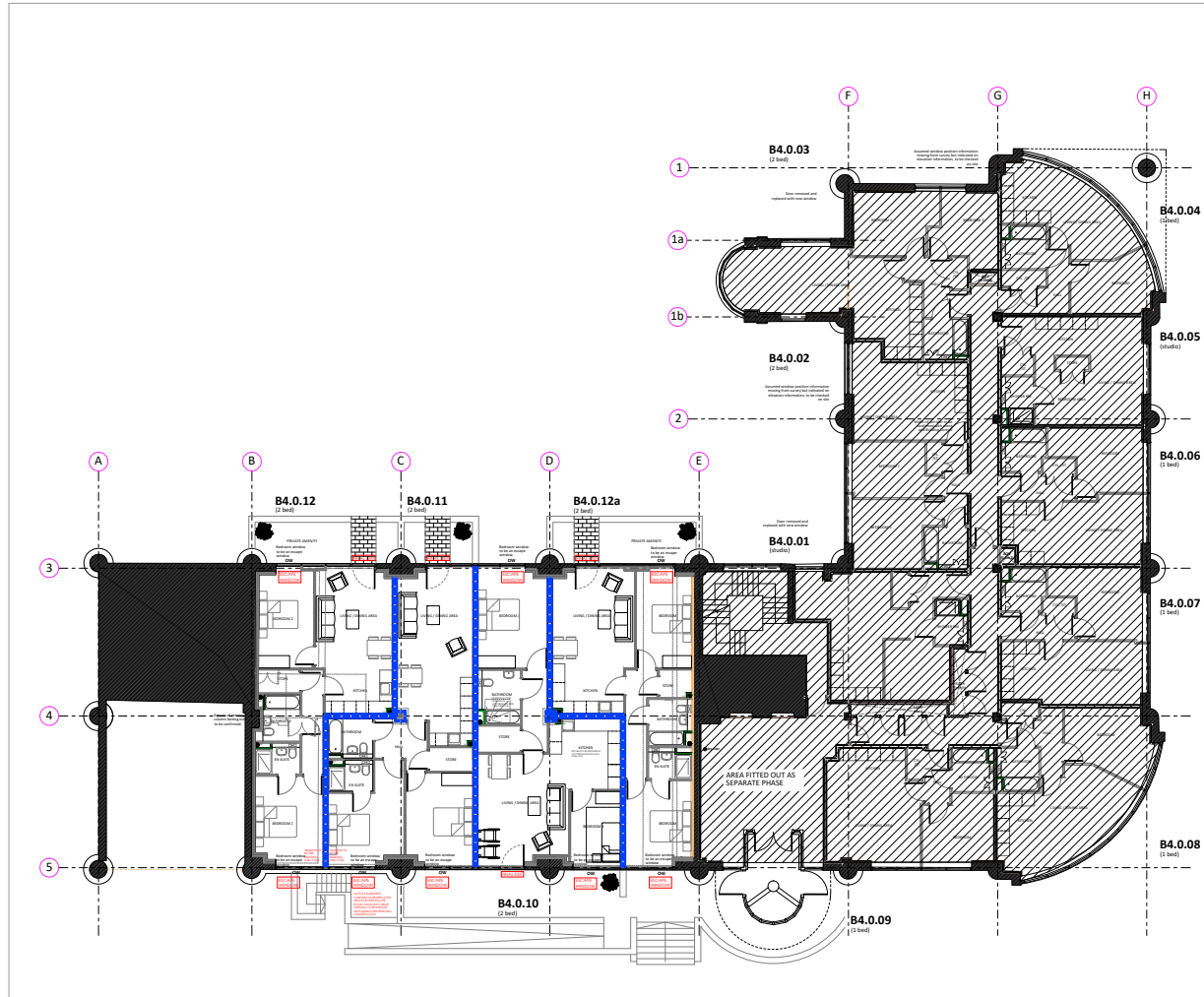
Following Sky's relocation to newer facilities nearby, the buildings were vacated and later subject to permitted development conversion to residential apartments.

Park Hill House is held under separate ownership and represents the most recent conversion of the four buildings.

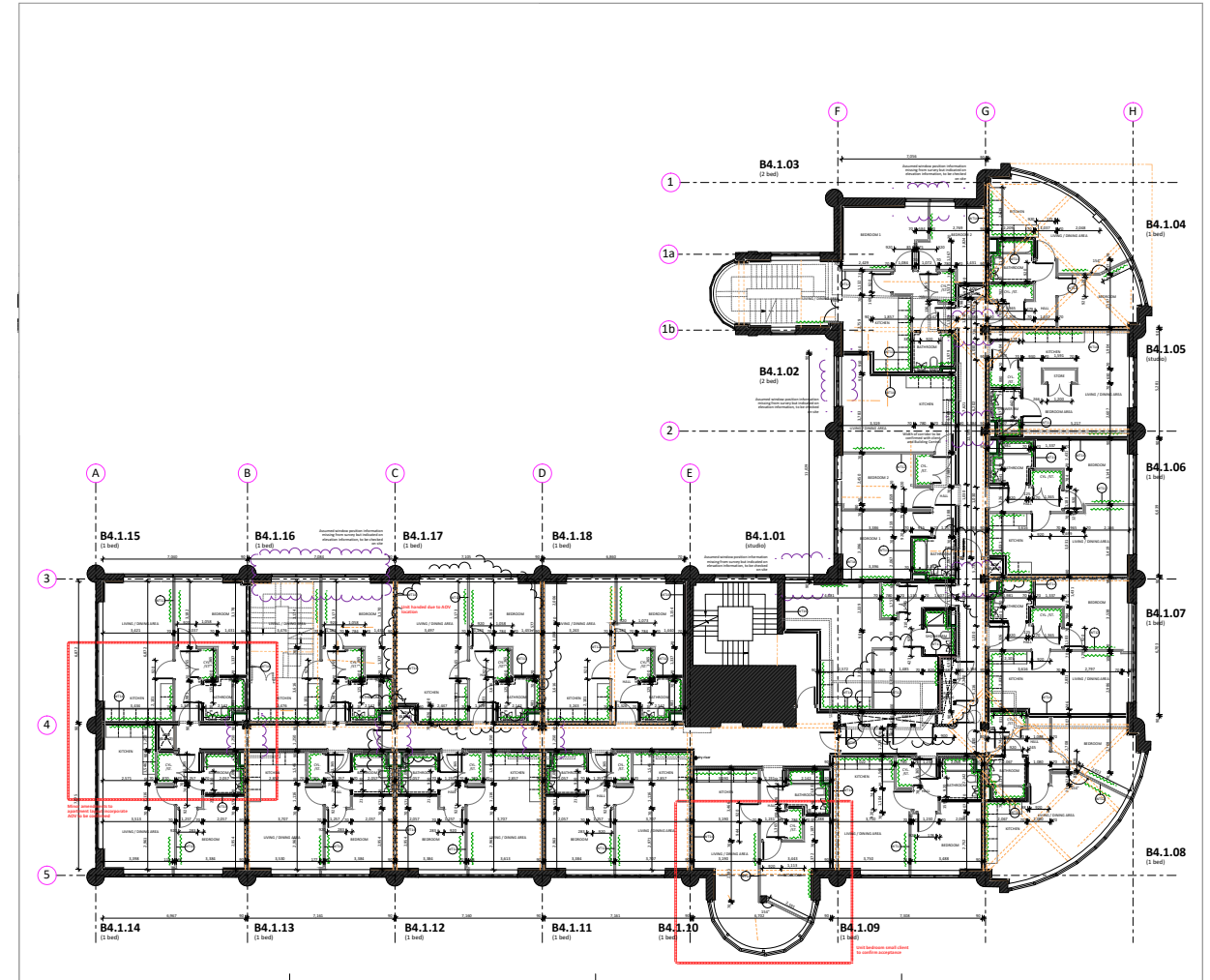


# Floorplans

## GROUND FLOOR

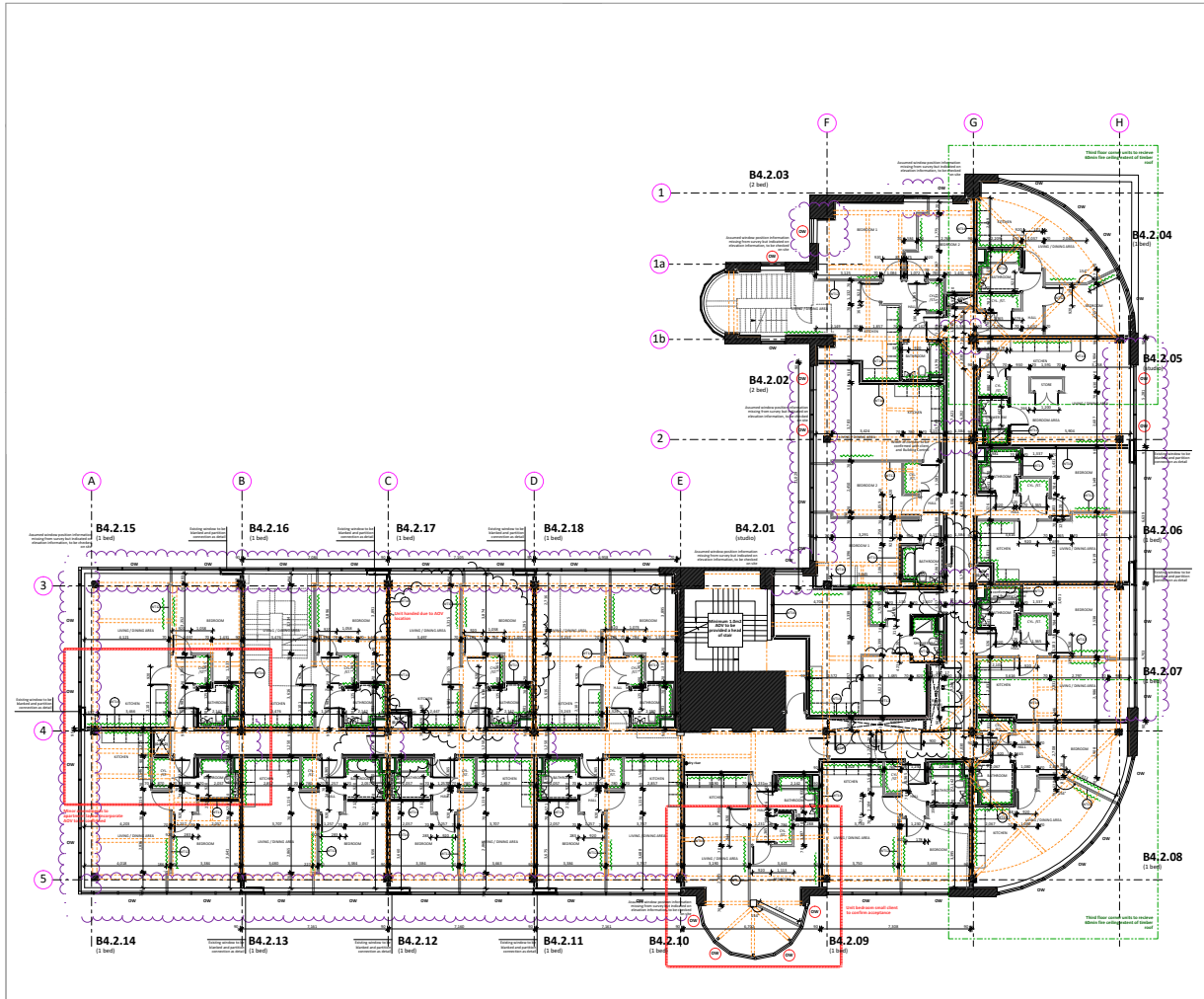


## FIRST FLOOR

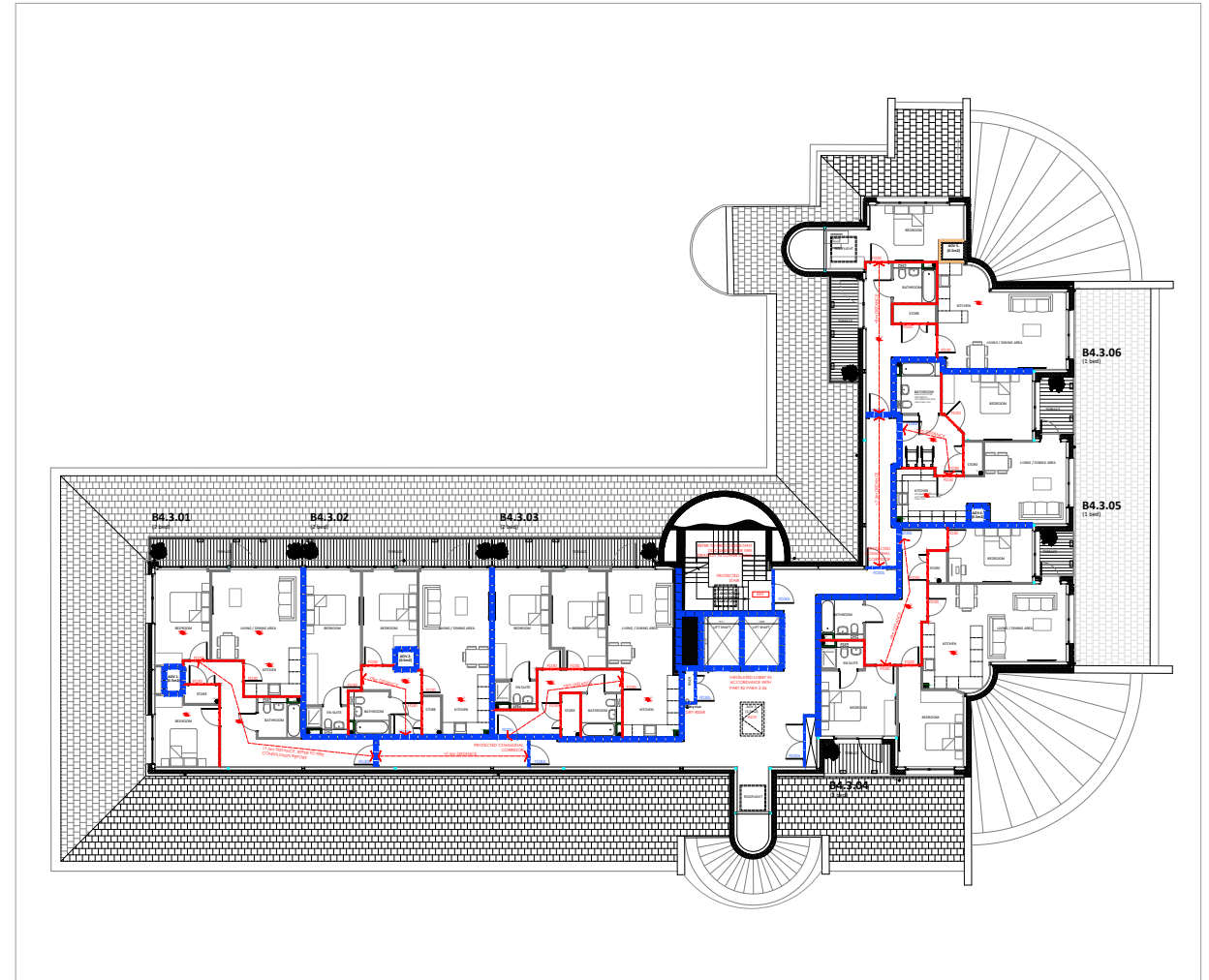


# Floorplans

## SECOND FLOOR



## THIRD FLOOR



# Further Information

## **SITE AND TENURE**

The site is held freehold under the Title Number AGL55362.

## **VAT**

The property is not elected for VAT.

## **ANTI-MONEY LAUNDERING**

A successful purchaser will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

## **FURTHER INFORMATION**

A data room is available upon request. Please contact one of the Newmark team for access.

## **VIEWINGS**

Viewings are available upon request.

## **PROPOSAL**

Offers are subject to contracts for the Freehold Interest. The property is available for acquisition via a clean, UK-domiciled SPV, or asset sale.

## **DEBT ADVISORY**

Newmark's Debt Advisory team supports those seeking to obtain real estate finance for development or acquisitions. The team is on hand to guide and assist clients throughout the financing process, making it simpler and faster to cure optimal lending terms.



# Contacts

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Particulars issued April 2026.