

Wembley Property News



Wembley Overview

1. Over the last 12 months the average sales price in **Wembley** was **£445,614**, which compares to **£539,673** across the Greater London Region. The highest value recorded by the Land Registry over the past 12 months was **£720,000** for a **flat** and **£1,310,000** for a **house**.

2. With mortgage rates continuing to ease despite the Bank of England holding **interest rates steady** at its latest meeting, **market confidence remains strong**. 53% of agents say that buyer confidence has improved compared to three months ago.

3. Following the post-stamp duty slump, transactions rebounded with a **25% jump** between April and May. While **40%** of agents say current levels match those seen a quarter ago, **20%** report a decline.

4. The average monthly rent paid for all properties across the Wembley area in the last 12 months was **£1,772**. This has changed by **8.4%** compared to the previous 12 month period, and by **50.9%** in the last five years.

How much have sales prices changed over 10 years?

↑ 40%



10 years

How much do flats rent for?



£1,712 per month

Average age of renters



32 years

Average price of a home

£445,614

Wembley

Properties for rent in Wembley

Spacious Apartment



Berkhamsted Avenue,
Wembley, HA9

£1,500
p/m



EPC Rating: C  630
sq ft

Open Plan Kitchen



Elizabeth House, High
Road, Wembley, HA9

£2,200
p/m



EPC Rating: B  807
sq ft

1st Floor Maisonette



The Close, Barnhill
Road, Wembley, HA9

£1,800
p/m



EPC Rating: D  631.41
sq ft

Great Location



Pullman House, Brook
Avenue, Wembley, HA9

£2,850
p/m



EPC Rating: B  746
sq ft

Rented By Ellis & Co



Forty Close,
Wembley, HA9

£3,450
p/m



EPC Rating: C  1699
sq ft

Detached House



Amery Road,
Harrow, HA1

£3,800
p/m



EPC Rating: D  1591
sq ft

Properties for sale in Wembley

Communal Gardens



Alliance Close,
Wembley, HA0

Offers Over
£275,000



EPC Rating: C  432
sq ft

3rd Floor with Lift



Signia Court,
Wembley, HA9

Guide Price
£500,000



EPC Rating: B  739
sq ft

Quiet Neighbourhood



Tudor Court South,
Wembley, HA9

Offers Over
£595,000



EPC Rating: D  896
sq ft

Great Location



London Road,
Wembley, HA9

Guide Price
£745,000



EPC Rating: D  1732
sq ft

Off Street Parking



Augustines Avenue,
Wembley, HA9

Offers Over
£850,000



EPC Rating: D  1825
sq ft

Detached Bungalow



District Road,
Wembley, HA0

Guide Price
£900,000



EPC Rating: D  2589
sq ft

Leasehold Enfranchisement: A Guide for Flat Owners

If you own a leasehold flat, you've likely come across the idea of buying your building's freehold with neighbours. This process is known as leasehold enfranchisement—a legal right that gives flat owners greater control over their homes and the land they occupy.

What is Leasehold Enfranchisement?

Leasehold enfranchisement is when leaseholders come together to collectively purchase the freehold of their building from the current freeholder. This can improve long-term property security and eliminate ongoing costs like ground rent.

Benefits of Enfranchisement:

- Cheaper lease extensions (typically reduced legal and premium fees)
- Freedom to manage and maintain the building collectively
- Elimination of ground rent payments
- Increased property appeal and potentially higher resale value

Many leaseholders see this as a long-term investment that enhances control and financial certainty.



How Does It Work?

Though the process involves legal and financial considerations, it's manageable with the right professionals.

The Basic Process consist of the following:

- **Eligibility** – Your building must have at least two flats, with over half of leaseholders participating, and most leases must be over 21 years. No more than 25% of the building should be non-residential.
- **Professional Support** – You'll need a solicitor and surveyor to guide you and estimate the freehold's value.
- **Form a Company (optional)** – A Right to Enfranchise (RTE) company can help coordinate decisions and hold the freehold.
- **Serve Notice** – A formal offer (Section 13 Notice) is sent to the freeholder, starting negotiations.
- **Agree Terms** – Surveyors and solicitors help reach a fair price. Disputes can be settled at a tribunal if needed.
- **Complete the Purchase** – Once agreed, the freehold is transferred, and the building is jointly managed by leaseholders or the RTE company.

Is It Worth It?

Absolutely, if you want more control and stability. Flats with a share of freehold are often more attractive to buyers, and the costs of lease extensions are lower once you own the freehold. Though the process can take several months and involve legal costs, the long-term benefits often outweigh them.

Need help? Contact Ellis and Co for advice on leasehold matters.

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