

Ealing Borough Property News



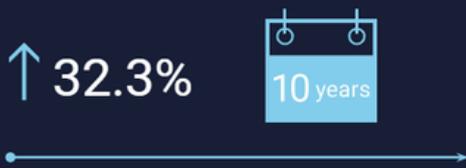
Ealing Overview

1. In the last five years there have been **898 new homes** built across Greenford & Hanwell, an average of **180 per year**. The highest value recorded by the Land Registry over the past 12 months was **£650,000 for a flat** and **£1,360,000 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. Over the last 12 months the average sales price in **Greenford & Hanwell** was **£472,103**, which compares to **£539,673** across the Greater London Region. The highest value recorded by the Land Registry over the past 12 months was **£650,000** for a flat and **£1,360,000** for a house.

Greenford & Hanwell

Sales and rental market

How much have **sales prices** changed over 10 years?



How much do **flats rent for?**



Average age of **renters**



Market insights from

Source: Dataloft by PriceHubble, Land Registry, MHCLG, DRMA. Refers to last 12 months unless otherwise stated. Price change calculated on a £/sqft basis. Date generated 2025-07-26.



Properties for rent in Greenford

Underfloor Heating



Bridgepoint House,
Greenford, UB6

£1,900
p/m

2  1  1  EPC Rating: C  613 sq ft

Let By Ellis and Co



Hoover Building,
Greenford, UB6

£1,350
p/m

1  1  1  EPC Rating: B  418 sq ft

Town House



Bannister Close,
Greenford, UB6

£2,450
p/m

4  2  1  EPC Rating: C  1407.49 sq ft

Let By Ellis and Co



Airedale Avenue,
London, W4

£5,800
p/m

5  3  2  EPC Rating: D  2534 sq ft

Let By Ellis and Co

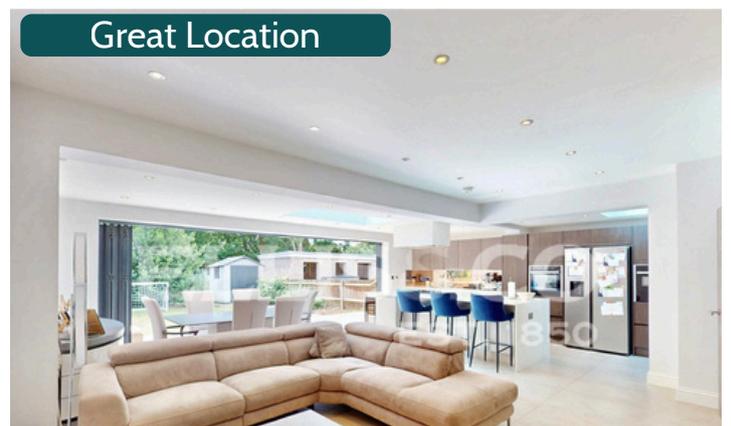


Oswald Road,
Southall, UB1

£2,500
p/m

3  1  1  EPC Rating: C  1050 sq ft

Great Location



Elm Avenue,
Eastcote, HA4

£4,500
p/m

4  3  2  EPC Rating: C  1741 sq ft

Properties for sale in Greenford

Maisonette



Beechwood Avenue,
Ruislip, HA4

Offers Over
£300,000



EPC Rating: C  588 sq ft

Off Street Parking



Matthews Road,
Greenford, UB6

Guide Price
£495,000



EPC Rating: C  997 sq ft

End of Terrace



Allenby Close,
Greenford, UB6

Offers Over
£550,000



EPC Rating: C  1051.09 sq ft

Terraced House



Lyndhurst Road,
Greenford, UB6

Guide Price
£575,000



EPC Rating: D  1030 sq ft

Loft Conversion



Allendale Road,
Greenford, UB6

Guide Price
£700,000



EPC Rating: D  1631 sq ft

Semi Detached



Betham Road,
Greenford, UB6

Offers Over
£750,000



EPC Rating: D  1620 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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