

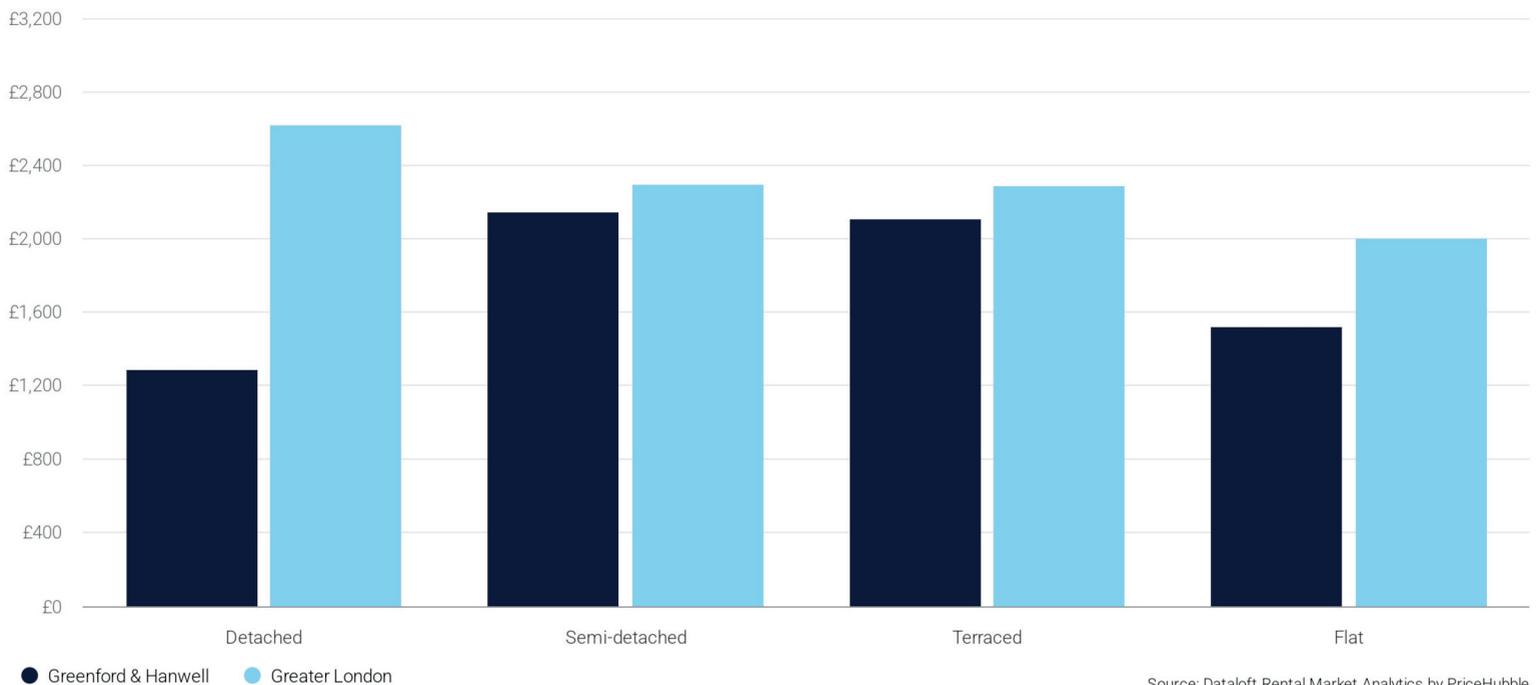
Ealing Borough Property News



Ealing Overview

1. The average asking rent of all properties **currently available** to rent in Greenford & Hanwell is **£1,729 per month**.
2. Over the last **12 months**, the average rent achieved for homes let in Greenford & Hanwell was **£1,672 per month**. This is a **+5.6%** change on the previous 12 month period.
3. The most predominant industry of employment is **Public admin, education & health** which comprises **25.7%** of the working age population.
4. There are currently **224 properties** available to rent in Greenford & Hanwell which is **105.5% higher** than a year ago. **57.5%** of homes listed to rent in the past 12 months were **flats**.

Greenford Current asking rents by property type/size



Source: Dataloft Rental Market Analytics by PriceHubble



Properties for rent in Greenford

9th Floor with Lift



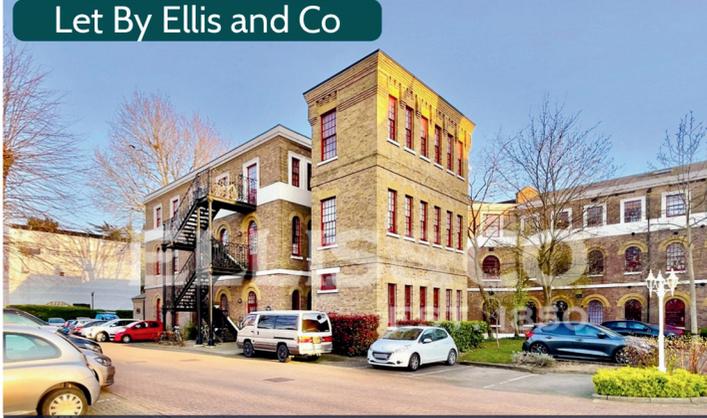
TRS APARTMENTS

T R S Apartments, The Green, Southall, UB2

£1,800 p/m

2  2  1  EPC Rating: C  702.78 sq ft

Let By Ellis and Co



Osterley Views, West Park Road, Southall, UB2

£2,100 p/m

3  2  1  EPC Rating: E  868 sq ft

Semi Detached



Halsbury Road East, Northolt, UB5

£2,300 p/m

3  1  2  EPC Rating: E  471 sq ft

Town House



Bannister Close, Greenford, UB6

£2,600 p/m

4  2  2  EPC Rating: C  1291 sq ft

Duplex Flat



The Parade, Sudbury Heights Avenue, UB6

£1,600 p/m

2  1  1  EPC Rating: D  581 sq ft

Modern Flat



Hoover Building, Perivale, Greenford, UB6

£1,475 p/m

1  1  1  EPC Rating: B  418 sq ft

Ellis & Co is all about London,
it's people and their homes.

ELLIS & CO
EST. 1850

Properties for sale in Greenford

Gated Parking



Bridgepoint House,
Sudbury Heights, UB6

Offers Over
£235,000



EPC Rating: C 

411
sq ft

Communal Gardens



Osterley Gardens, Chevy
Road, Southall

Offers Over
£250,000



EPC Rating: C 

485
sq ft

End of Terrace



Allenby Close,
Greenford, UB6

Guide Price
£570,000



EPC Rating: C 

1051
sq ft

Extended



Ruislip Road, Greenford,
UB6

Guide Price
£550,000



EPC Rating: E 

971
sq ft

Modern



Allendale Road,
Greenford, UB6

Guide Price
£700,000



EPC Rating: C 

1631
sq ft

Semi Detached



Ferrymead Gardens,
Greenford, UB6

Offers Over
£750,000



EPC Rating: D 

1481
sq ft

The Survey Maze

Upon agreeing a purchase you must decide what type of survey or specialist inspections are required prior to exchange of contracts. For mortgage buyers, the lender will require the borrower to pay for an inspection in order to indicate current market sales value and whether the property is adequate security for the loan required. Cash buyers will need specialist help to protect their investment. Your Estate Agent will be able to talk you through the options and it is important that this is discussed at the outset of the transaction as some vendors are reluctant to allow numerous inspections. If this requirement forms part of your offer it should prevent misunderstanding.

For surveys there are three main options:

1. The Homebuyer Survey and Valuation (HSV)

This is a basic survey designed to highlight any significant matters. This HSV includes a Sales Market Valuation and a Reinstatement Valuation (for buildings insurance purposes). The HSV is not however designed to provide detailed comment on less important defects which may not have an effect on value; for example, a small amount of wet rot in a window frame might not be reported. The report is in a standard format prepared by the Royal Institute of Chartered Surveyors (RICS) and covers all parts of the building. Such a survey is normally most suitable for reasonably modern properties, including flats, of standard design and traditional construction and in seemingly reasonable order, or older property renovated in recent years.



2. Full Building Survey

As the name indicates, this is a full inspection and report by an RICS surveyor. Such is particularly suited to larger or older property, those that are very obviously in need of repair, as well as those which are unusual such as concrete or metal-framed construction. The detailed inspection and report will provide all information as in an HSV as well as comprehensive guidance on matters needing immediate repair, maintenance and future updating.

3. Specialist Reports

If you have reason to suspect a specific problem or the problem for attention is obvious, then a specialist report is recommended. The surveyor who carries out an HSV or Building Survey will always recommend a specialist report if for example he observes active or historic woodworm or rising damp or there is evidence of subsidence or infected roof timbers. So if at the outset such is suspected, maybe an HSV or Building Survey would only serve to tell you what you have already observed. The Estate Agent can always refer you to specialists, be it for woodworm and dry rot issues, rising or penetrating dampness or a structural engineer for historic or current settlement and any other specialist requirement. These reports can often be arranged free of any cost.

Our Top Tip:

When arranging for a survey or specialist report, speak to the surveyor beforehand or ask the Estate Agent to do so on your behalf, be specific on what is required, and once the report is received discuss the report with the surveyor. These reports can often contain jargon and appear confusing; the surveyor is working for you so ask him to explain what you might not understand.

Running for Children with Cancer

At Ellis & Co, we're proud to celebrate the incredible achievements of one of our own, **Cristina Siladi** as she ran the **2025 London Marathon**, raising over £2,000 for Children with Cancer UK. Cristina took on this iconic challenge not for personal glory but to make a meaningful impact in the lives of children and families affected by cancer.

"While I don't have a personal story connected to childhood cancer, I believe every child deserves the chance to beat cancer and live a full, happy life. Children with Cancer UK works tirelessly to improve survival rates and support affected families, and I was proud to run in their honour."



Cristina's motivation is a powerful reminder that we don't need a personal connection to make a difference. Her decision to run reflects a deep sense of empathy and a desire to use her voice—and her footsteps for good.

Cristina's achievement is not only a personal milestone but also a beacon of hope for countless families across the UK. She ran with heart, strength, and purpose and in doing so, helped change lives.



ELLIS & CO
4 Ealing Road
Wembley, Middlesex
HA0 4TL

020 8900 1919

wembley@ellisandco.co.uk

318 Ruislip Road East
Greenford
UB6 9BH

020 8575 1310

greenford@ellisandco.co.uk

