

# Ealing Borough Property News



## Ealing Overview

1. The Bank of England has held interest rates at **4.25%** in the June meeting. CPI inflation rose by **3.4%** in the **12 months to May 2025**, compared with 3.5% in April. (ONS).
2. Over the last **12 months** the average sales price in Greenford & Hanwell was **£467,895**, which compares to **£540,409** across the Greater London Region.
3. By comparison, the average price achieved for homes sold in Greenford & Hanwell during the last 12 months was **£467,895** or **£563** per square foot
4. The average asking price of all homes currently available to buy in Greenford & Hanwell is **£498,303**. On a price per square foot basis, this is **£597**.

## Greenford and Hanwell Stock Balance

	GREENFORD & HANWELL	GREATER LONDON
HOMES LISTED TO SELL ANNUALLY (AVERAGE, LAST 3 FULL YEARS)	980	212,942
HOMES LISTED TO SELL IN LAST FULL MONTH	115	25,133
HOMES CURRENTLY AVAILABLE TO BUY	476	99,764
HOMES CURRENTLY AVAILABLE TO BUY COMPARED TO 3 YEAR AVERAGE	+56.9%	+56.3%
AVAILABILITY RATIO (MONTHS OF TRANSACTIONS CURRENTLY AVAILABLE)	12.21	12.93

Source: Dataloft by PriceHubble, Land Registry, Information Works

Based on listings of properties to sell recorded by information Works.



## Properties for rent in Greenford

**Off Street Parking**



Osterley Views, West Park Road, Southall, UB2

**£1,450 p/m**

1  1  1  EPC Rating: C  570 sq ft

**Upper Floor with Lift**



Grantham House, Northolt, UB5

**£1,400 p/m**

1  1  1  EPC Rating: B  493.20 sq ft

**Communal Gardens**



Osterley Views, West Park Road, Southall, UB2

**£1,800 p/m**

2  2  1  EPC Rating: C  631.09 sq ft

**Underfloor Heating**



Bridgepoint House, Greenford, UB6

**£1,900 p/m**

2  1  1  EPC Rating: C  613.54 sq ft

**Large Private Garden**



Whitton Close, Greenford, UB6

**£2,750 p/m**

3  1  1  EPC Rating: D  1572 sq ft

**Recently Renovated**



Oswald Road, Southall, UB1

**£2,800 p/m**

3  1  1  EPC Rating: C  1050 sq ft

## Properties for sale in Greenford

**Underfloor Heating**



Bridgepoint House,  
Greenford, UB6

Guide Price  
**£249,000**



EPC Rating: B  406.88 sq ft

**Off Street Parking**



Macmillan Court,  
Greenford, UB6

Offers Over  
**£325,000**



EPC Rating: C  753.47 sq ft

**Spacious**



Selby Gardens,  
Southall, UB1

Offers Over  
**£550,000**



EPC Rating: C  984 sq ft

**Mid-Terraced**



Portland Crescent,  
Greenford, UB6

Guide Price  
**£525,000**



EPC Rating: D  952 sq ft

**Mid-Terraced**



Purcell Road,  
Greenford, UB6

Guide Price  
**£600,000**



EPC Rating: D  1020 sq ft

**Semi Detached**



Costons Avenue,  
Greenford, UB6

Offers Over  
**£1,000,000**



EPC Rating: D  2780 sq ft

# Where Should I Invest?



If I got a pound the number of times I get asked what area they should invest their money, I would quite comfortably be retired by now.

But all the same, it is the million dollar question. **Which area should one invest their money in?**

Let's be honest: over the last 30 or so years, brick and mortar have been the most stable investment, the stock market has had its moments. But as far as investment is concerned, property is a "sure thing".

So the next question one would ask is: **"Where?"**. Typically London has always been more predictable than the rest of England.

I always think that **London** is and probably always will be an island within England. This just does not relate to property only, but the general economic climate within the M25 is even today a lot more buoyant.

London property prices still are pushing northwards and there is a general movement in the market, in the sense that people are buying and people are selling. **We as estate agents cannot ask for anything more!** Yes, lending is still tough, but from the economic indicators there is movement in the market.

So in respect of where to buy, I would suggest to keep your investment within the **M25**. Try and find out any up and coming areas where large scale government redevelopment is or is going to take place.

The trick is to try to pre-empt this so that you get in at a bottom rung of the ladder. Alternatively, being close to any of the universities has always been a good place to invest. With the cost of halls of residence rising and in limited supply, more and more students are choosing to rent properties.

Finally, a lesson I have learned the hard way: **stick to what you know and stay within an area that you know.** Local knowledge of the place you are going to invest in will pay dividend in years to come.



## Greenford and Hanwell Average Property Values and % change

	GREENFORD & HANWELL	GREATER LONDON	GREAT BRITAIN
AVERAGE ASKING PRICE OF ALL CURRENTLY AVAILABLE HOMES	£498,303	£663,260	£367,651
1 MONTH CHANGE	0%	0.1%	0.6%
3 MONTHS CHANGE	1.1%	-0.6%	0.6%
6 MONTHS CHANGE	1.1%	-1.1%	0.4%
12 MONTHS CHANGE	0.2%	-0.9%	0.6%



**ELLIS&CO**  
4 Ealing Road  
Wembley, Middlesex  
HA0 4TL  
**020 8900 1919**  
wembley@ellisandco.co.uk

**ELLIS&CO**  
318 Ruislip Road East  
Greenford  
UB6 9BH  
**020 8575 1310**  
greenford@ellisandco.co.uk



\* If you are under contract with another agent you may still be liable to pay their fee.