

Ealing Borough Property News



Ealing Overview

1. There are currently **247 properties** available to rent in Greenford & Hanwell which is **38.8% higher** than a year ago.
2. Properties rented **in the last month** had been on the market for an average of **17 days** which is **8.2% shorter than a year ago**.
3. Mortgage rates have **remained steady** since the Bank of England chose to hold interest rates at its September meeting, underlining overall **stability in the market**.
4. The countdown to Christmas is on. It currently takes an average of **63 days to secure a buyer**, slightly longer than the 60 days recorded at the same point last year.

What is happening in the Greenford and Hanwell Market?

How much have **prime sales prices** changed over ...



↑ 24.7%



↑ 116.9%

Highest sales price



£1.4m

last 12 months

% of households that own their own home



53.3%

Source: Dataloft by PriceHubble, Land Registry, MHCLG, Census 2021. Prime represents top 25% of market. Price change calculated on a £/sqft basis. Date generated 2025-10-27.



Properties for rent in Greenford

Private Parking



Axis Court, High Mead, Harrow, HA1

£1,825 p/m



EPC Rating: C  636 sq ft

Bungalow



Bengarth Road, Northolt, UB5

£2,150 p/m



EPC Rating: D  756 sq ft

On Street Parking



Orchard Road, Brentford, TW8

£2,300 p/m



EPC Rating: D  1128 sq ft

Detached House



Greystone Gardens, Harrow, HA3

£2,700 p/m



EPC Rating: D  1290 sq ft

Rented by Ellis and Co



Kenton Road, Harrow, HA3

£3,000 p/m



EPC Rating: C  1385 sq ft

Rented by Ellis and Co



Osterley Views, West Park Road, Southall, UB2

£1,800 p/m



EPC Rating: C  631.09 sq ft

Properties for sale in Greenford

Off Street Parking



Haversham Court, Horsenden Lane North, Greenford, UB6

Offers Over £200,000

1  1  1  EPC Rating: C  449 sq ft

3rd Floor with Lift



Central West, Ruislip Road East, Greenford, UB6

Guide Price £265,000

1  1  1  EPC Rating: C  584 sq ft

Grade II Listed Building



Osterley Views, West Park Road, Southall, UB2

Offers Over £300,000

2  1  1  EPC Rating: D  636 sq ft

First Floor Flat



Otter Road, Greenford, UB6

Guide Price £315,000

2  1  1  EPC Rating: D  529 sq ft

End of Terrace



Worcester Gardens, Greenford, UB6

Guide Price £530,000

3  1  2  EPC Rating: D  927 sq ft

Sold STC



Lyndhurst Road, Greenford, UB6

Guide Price £575,000

3  2  2  EPC Rating: D  1030 sq ft

Stamp duty on second homes – what buyers need to know



Buying a second home has always been a significant financial step – whether it's a holiday getaway, a buy-to-let investment, or a future retirement property. But earlier this year, many buyers saw their costs change dramatically with the new stamp duty land tax (SDLT) rules that took effect on April 1, 2025. Understanding how these new rules reshaped the property landscape has been essential for anyone who bought – or plans to buy – a second home after that date.

What is stamp duty on a second home?

SDLT is the tax paid when purchasing property in England and Wales for those who already own a home, a higher rate – known as the second home surcharge – applies.

On April 1, 2025, the SDLT system changed, introducing new rates and thresholds that increased the cost of buying additional properties. These reforms affected buyers across all price ranges, particularly those purchasing mid-range or investment homes.

How much stamp duty will you pay from April 2025?

Since the changes came into force, anyone purchasing a second home has faced higher SDLT rates. The tax-free threshold was reduced from £250,000 to £125,000, meaning many properties that previously incurred no tax are now subject to SDLT.

The updated rates for second homes, in effect since April 2025, are:

- 5% on properties up to £125,000 – Previously, buyers paid no SDLT on the first £250,000, but this exemption was removed.
- 7% on properties between £125,001 and £250,000 – A new band introduced higher costs for modest second homes.
- 10% on properties between £250,001 and £925,000 – This range captured most second-home purchases and led to the biggest impact.
- 15% on properties between £925,001 and £1.5 million – High-value buyers saw significantly increased charges.
- 17% on properties over £1.5 million – Luxury second homes now attract the steepest SDLT rates.
- The threshold reduction meant SDLT began applying sooner for many buyers. However, those who planned carefully – often with the help of property advisers – were able to manage their costs more effectively.



Can you claim back stamp duty on a second home?

Yes. The refund rules for those temporarily owning two homes have remained in place. Buyers who purchased a second home before selling their main residence still needed to pay the higher surcharge upfront.

However, if they sold their previous home within 36 months, they became eligible to apply for a refund of the additional SDLT. To qualify, they had to:

- Sell their original home within 3 years of purchasing the new one
- Submit their refund claim within 12 months of selling the old home

What the market has seen since the changes

The process has continued to be handled by HMRC, with most refund claims processed within a few weeks.

Since April, many buyers have adjusted their purchasing strategies. Some have looked to lower-value regions or reconsidered buy-to-let investments, while others accelerated transactions before the new rules took effect. Overall, the reforms have slowed second-home purchases slightly, but demand for coastal and countryside retreats has remained strong.

Get expert advice

Buying a second home is a big financial commitment, and new SDLT rules make understanding your costs more important than ever. If you're unsure how these changes affect your plans, speaking with a property expert can help.

Contact your [local Ellis & Co branch today](#) for personalised advice on buying a second home in 2025 or [browse the latest investment properties](#) for sale.



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