

Ealing Borough Property News



ELLIS & CO
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Ealing Overview

1. Rents have risen **35% since 2020**, lifting landlord returns in recent years. This has drawn more investors back, with **buy-to-let** purchases up **60% year-on-year**.
2. Easier access to **mortgages** is helping more **first-time buyers**, freeing up rental homes, while record sales listings could add further supply to the rental market.
3. Rental supply is **steadily improving**, up by nearly a **fifth year-on-year**, giving renters more choice, though it remains below pre-pandemic levels.
4. Despite the improvement in supply, competition remains intense, with **45%** of agents reporting an average of **6-10 applicants per rental** listing and a further **45% seeing more than 10**.

What is happening in the Greenford and Hanwell Market?

Average price of a home

£473,403

Greenford & Hanwell

How much have sales prices changed over 10 years?



↑ **33.4%**

Renting

How much do flats rent for?



£1,585
per month

Average age of renters



33
years

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 2025-09-22.



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

Properties for rent in Greenford

Studio Flat



Chartwell Close,
Greenford, UB6

£1,500 p/m

1 1 0 EPC Rating: C 314 sq ft

Maisonette



Jordan Road, Perivale,
Greenford, UB6

£1,800 p/m

2 1 1 EPC Rating: C 681 sq ft

Residents Parking



Rooks Corner,
Harrow, HA2

£1,800 p/m

2 1 1 EPC Rating: B 593 sq ft

Communal Gardens



Tower Bridge Apartments,
Harrow, HA1

£1,700 p/m

2 1 1 EPC Rating: C 520 sq ft

Upper Floor with Lift



T R S Apartments, The
Green, Southall, UB2

£1,750 p/m

2 2 1 EPC Rating: C 615 sq ft

Semi- Detached



Elm Avenue,
Eastcote, HA4

£4,500 p/m

4 3 2 EPC Rating: C 1741 sq ft

Properties for sale in Greenford

Residents Parking



Comer Crescent,
Southall, UB2

Guide Price
£250,000

2  1  1  EPC Rating: C  660 sq ft

Communal Gardens

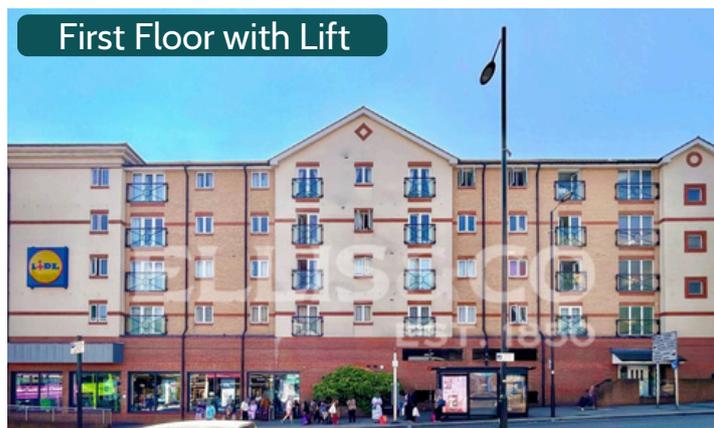


Osterley Gardens,
Southall, UB2

Offers Over
£250,000

1  1  1  EPC Rating: C  485 sq ft

First Floor with Lift



Macmillan Court, Ruislip
Road East, Greenford, UB6

Guide Price
£325,000

2  2  1  EPC Rating: D  705 sq ft

Duplex Flat



Wessex Lane,
Greenford, UB6

Guide Price
£425,000

3  2  2  EPC Rating: C  1083 sq ft

Grade II Listed Building



Clerkenwell House,
Southall, UB2

Guide Price
£575,000

2  2  1  EPC Rating: B  798 sq ft

Off Street Parking



Whitton Avenue
East, Greenford, UB6

Guide Price
£325,000

3  2  2  EPC Rating: D  964 sq ft

House selling timeline: what to expect

Thinking of selling your home? It's completely natural to wonder how long the process might take. Understanding the timeline can help you plan your next steps, from your finances to your future move. While every sale is different, most homes attract a buyer within the first few weeks. From listing to handing over the keys, the full journey typically takes a few months. Several factors can speed things up or slow them down. Let's take a closer look at what to expect, and how to keep things running smoothly.

How long does it take to sell a home?

When people ask about the timeline for selling a house, they often mean different things. There are two distinct phases in the home selling timeline to consider:

Finding a buyer: This covers everything from your property going live online to accepting an offer. This phase of the house selling process timeline can vary considerably depending on local market conditions, how your property is priced, and how well it's presented.

Completing the sale: Once you've accepted an offer, the legal phase of your house sale timeline begins. This typically involves property searches, surveys, and legal checks, and usually takes several months to complete.

Understanding the average timeline to sell a house in the UK

The home selling process timeline can be broken down into clear stages, so you know what to expect:

Preparation and marketing (1-2 weeks): Getting your home ready for sale, choosing an estate agent, and launching your marketing campaign.

Viewings and offers (2-12 weeks): Potential buyers visit your property during this phase of the house selling timeline, and hopefully, you receive offers to consider.

Legal work and surveys (8-12 weeks): Once you accept an offer, this crucial part of the timeline of selling a house involves solicitors handling the legal transfer while the buyer arranges surveys and finalises their mortgage.

Exchange and completion (1-2 weeks): The final stage of your house sale timeline sees contracts exchanged, making the sale legally binding, followed by completion when ownership transfers and you hand over the keys.

Selling and buying at the same time: what to expect

If you're both selling and buying, your buying and selling a house timeline becomes more complex. This creates a property chain, where your sale depends on your purchase, and your purchase may depend on someone else's sale.

The timeline for selling and buying a house typically involves:

Coordinating both transactions: Your estate agent will work to align your sale and purchase timelines as closely as possible.

Managing chain dependencies: Each link in the chain affects the overall buying and selling a house timeline, so communication between all parties is essential.

Flexible completion dates: Your solicitor will work to synchronise exchange and completion dates across the chain.

Additional things to keep in mind

Outside of the chain, a few other details can impact the pace of your sale. A property that's clean, well-staged, and priced to match local demand often attracts attention more quickly. The type of home you're selling and how active your local market is will also play a role in how fast things move.

What can influence your house selling timeline

While many sales progress smoothly, a few common factors can affect how long it takes to sell a home:

Legal checks: Finalising property searches, confirming title deeds, or reviewing planning permissions can take time, but being prepared with the right documents upfront helps things move faster.

Survey findings: Occasionally, a buyer's survey might highlight areas for discussion. Having your home in good condition and being open to conversations can help maintain momentum.

Mortgage processing: A buyer's mortgage approval can take a little time, depending on their lender's procedures. Staying in regular communication helps keep everything on track.

Property chains: If your sale is part of a chain, timelines can shift depending on others in the process. A strong agent can help coordinate these moving parts and minimise delays.

Seasonal patterns: Activity tends to peak in spring and early autumn, with a slower pace during holidays or winter months. That said, serious buyers are active year-round.



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

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