

Wembley Property News



Wembley 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. There are **72.5** residents per hectare which is a **higher** population density than across the region as a whole. In 2021 there were **126,982** people living within Wembley. The overall population increased by **34.6% in the ten years** between 2011 and 2021.
3. Properties sold in the last month had been on the market for an average of **59 days** which is **33.9%** longer than a year ago.
4. The average asking price of all homes currently available to buy in Wembley is **£491,483**. On a price per square foot basis, this is **£561**. **19.5%** of homes currently available to buy have been reduced in price since they were first listed to sell.

Wembley Stock Balance

	WEMBLEY	GREATER LONDON
HOMES LISTED TO SELL ANNUALLY (AVERAGE, LAST 3 FULL YEARS)	1,726	212,942
HOMES LISTED TO SELL IN LAST FULL MONTH	219	25,133
HOMES CURRENTLY AVAILABLE TO BUY	1,048	99,764
HOMES CURRENTLY AVAILABLE TO BUY COMPARED TO 3 YEAR AVERAGE	+66.6%	+56.3%
AVAILABILITY RATIO (MONTHS OF TRANSACTIONS CURRENTLY AVAILABLE)	16.1	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 Wembley

Studio Apartment

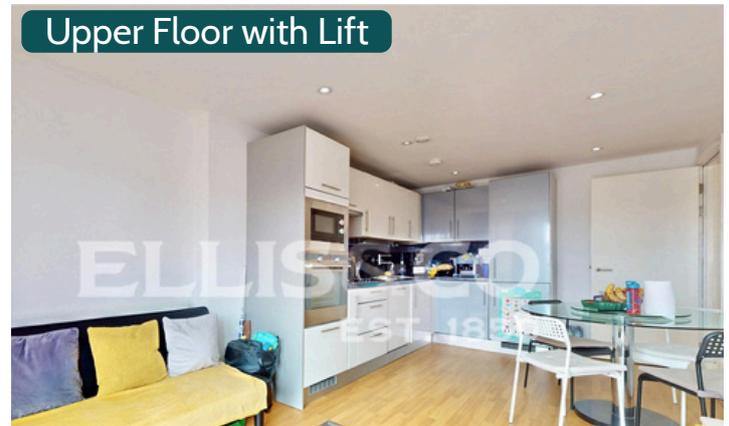


Harp Island Close,
London, NW10

£1,250
p/m

1  1  0  EPC Rating: C  309 sq ft

Upper Floor with Lift



Elm Road,
Wembley, HA9

£1,550
p/m

1  1  1  EPC Rating: B  499 sq ft

Communal Gardens



Brook Avenue,
Wembley, HA9

£1,750
p/m

1  1  1  EPC Rating: C  519.04 sq ft

Semi Detached



St. Michaels Avenue,
Wembley, HA9

£4,000
p/m

5  4  1  EPC Rating: D  1408 sq ft

Good Location



Empire Court, North End
Road, Wembley, HA9

£1,700
p/m

2  1  1  EPC Rating: C  564.35 sq ft

Detached



Rugby Avenue,
Wembley, HA0

£3,000
p/m

4  1  2  EPC Rating: D  1212 sq ft

Properties for sale in Wembley

Residents Parking



Elizabeth House, High Road, Wembley, HA9

Offers Over **£299,950**

1  1  1  EPC Rating: B  516 sq ft

Ground Floor Flat



Fishers Way, Wembley, HA0

Guide Price **£570,000**

3  3  1  EPC Rating: B  1106 sq ft

Quiet Neighbourhood



Bamford Avenue, Wembley, HA0 1NB

Guide Price **£600,000**

5  2  1  EPC Rating: D  1177 sq ft

Semi Detached



Vivian Avenue, Wembley, HA9

Guide Price **£625,000**

3  2  2  EPC Rating: C  1135 sq ft

Semi Detached



Christchurch Avenue, Wembley, HA0

Guide Price **£725,000**

3  3  2  EPC Rating: E  1242 sq ft

Detached



Oakington Manor Drive, Wembley, HA9

Offers Over **£700,000**

4  2  1  EPC Rating: D  1407 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.



Wembley Average Property Values (Over the last 12 months)

	DETACHED	SEMI-DETACHED	TERRACED	FLAT
WEMBLEY	£761,241	£607,404	£531,631	£314,481
GREATER LONDON	£961,239	£655,036	£628,165	£443,478
ENGLAND & WALES	£431,765	£275,794	£227,614	£237,281

Source: DataLoft by PriceHubble, Land Registry, MHCLG

Average sales price of properties over the last 12 month period.



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