

WEMBLEY PROPERTY NEWS



WEMBLEY OVERVIEW

- 1 The future planning pipeline for Wembley, excluding developments under construction, **includes 3,568 homes in 16 developments**, representing 3.1 years of supply
- 2 In the last five years there have been **5,706 new homes** built across Wembley, an average of 1,141 per year.
- 3 85% of homes let in the past 12 months were **flats**, achieving an average **rental value of £1,679 per month**. **Houses** achieved an average rent of **£2,481 per month**.
- 4 Over the last 12 months the average sales price in Wembley was **£433,482**. The total value of sales was **£263,977,260**

Largest developments in the **planning pipeline** around Wembley

Project name	Address	No. of units	Status	Finish date
ATLIP ROAD - 885 FLATS, RETAIL, COMMUNITY, INDUSTRIAL	Atlip Centre, HA0 4LW	885	Planning Application	
FULTON & FIFTH - 759 FLATS AND COMMERCIAL SPACE	Euro House, HA9 0TF	759	Under Construction	
* THE FULTON QUARTER MASTERPLAN	Stadium Retail Park, Wembley Park Drive, HA9 8TS	680	Outline Permission	
WEMBLEY POINT, STONEBRIDGE PLACE - 515 FLATS/RETAIL/SPORTS FACILITY	Wembley Point, HA9 6DE	515	Planning Application	
ALPERTON BUS GARAGE, BRIDGEWATER ROAD - MIXED DEVELOPMENT	Alperton House, HA0 1EH	474	Under Construction	
ALPERTON BUS DEPOT, EALING ROAD - 457 FLATS	330 Ealing Road, HA0 4LL	457	Under Construction	
WEMBLEY PARK STATION - 456 FLATS & RETAIL UNITS	Wembley Park Station, HA9 8PH	456	Under Construction	
17 NORTHFIELDS, BERESFORD AVENUE - BLOCKS G, H & J	17 Northfields, HA0 1NW	440	Under Construction	

PROPERTIES FOR RENT IN WEMBLEY

ALLOCATED PARKING



Elizabeth House, 341 High Road, Wembley, HA9

£2,250 p/m

 **2**
 **2**
 **1**
 EPC Rating: **B**
 735 sq ft

GROUND FLOOR FLAT



Willow Tree Court, Crawford Avenue, Wembley, HA9

£2,500 p/m

 **2**
 **2**
 **1**
 EPC Rating: **C**
 729 sq ft

SEMI-DETACHED



Station Grove, Wembley, HA9

£2,600 p/m

 **4**
 **2**
 **1**
 EPC Rating: **D**
 1216 sq ft

PRIVATE TERRACE



Dunn House, North End Road, Wembley, HA9

£2,900 p/m

 **3**
 **2**
 **1**
 EPC Rating: **B**
 1205 sq ft

VERY GOOD LOCATION



Tabriz Court, Fulton Road, Wembley, HA9

£3,000 p/m

 **3**
 **1**
 **1**
 EPC Rating: **B**
 1065 sq ft

SEMI-DETACHED



Swinderby Road, Wembley, HA9

£4,000 p/m

 **4**
 **2**
 **2**
 EPC Rating: **D**
 1334 sq ft

PROPERTIES FOR SALE IN WEMBLEY

PRIVATE BACONY



Braunston House,
Wembley, HA0

**Offers IRO
£400,000**

 **2**
 **2**
 **1**
 EPC Rating: **B** **824 sq ft**

NEW APARTMENT



Weaver Walk,
Wembley, HA9

**Asking Price
£575,000**

 **3**
 **2**
 **1**
 EPC Rating: **B** **956 sq ft**

GOOD DECORATION



Hillfield Avenue,
Wembley, HA0

**Guide Price
£725,000**

 **4**
 **2**
 **1**
 EPC Rating: **D** **1015 sq ft**

EXCELLENT LOCATION



Wembley Hill Road,
Wembley, HA9

**Guide Price
£750,000**

 **4**
 **2**
 **1**
 EPC Rating: **D** **1384 sq ft**

UNDERFLOOR HEATING



Basing Hill,
Wembley, HA9

**Guide Price
£750,000**

 **4**
 **1**
 **2**
 EPC Rating: **C** **1119 sq ft**

SEMI-DETACHED



St. Augustines Avenue,
Wembley, HA9

**Offers Over
£850,000**

 **5**
 **2**
 **1**
 EPC Rating: **D** **1825 sq ft**

HOW TO REMOVE A NAME FROM A JOINT MORTGAGE

When two or more people take out a mortgage together, they share both the responsibility of repaying the loan and the ownership of the property. However, life circumstances can change, and there may come a time when one person needs to remove their name from a joint mortgage.

Let's take a look at the potential reasons for removing a name from a joint mortgage, the process of having it removed, and the challenges you may need to overcome.

REASONS FOR REMOVING THE NAME

There are several reasons why someone might want to remove their name from a joint mortgage. One of the most common reasons is a relationship breakdown, such as divorce or separation.

When couples split, one person may wish to leave the property. This makes it necessary for them to remove their name from the mortgage to relieve themselves of financial responsibility.

Another common reason is a change in financial circumstances. For example, if one person's financial situation improves, they may wish to take full ownership of the property, or conversely, if someone's financial situation deteriorates, they may want to exit the mortgage.

THE PROCESS OF REMOVING THE NAME

Contact your mortgage lender - Removing a name from a joint mortgage involves legal and financial considerations that require your mortgage lender's approval. They will need to assess whether either party can afford to pay for the mortgage on their own, as well as how removing a name may affect the mortgage terms.

Get legal advice - It's crucial to find a solicitor who can help ensure that the process is conducted fairly and that all parties' interests are protected. If the property is jointly owned, the title deeds will need updating to reflect the change of ownership.

The solicitor will draft a deed of release, which is a legal document that removes one person's responsibility from the mortgage and transfers ownership to the other person.

Apply for a transfer of equity - Once the lender approves the removal and you have legal advice in place, you can apply for a transfer of equity. This process transfers ownership from joint names to a single name. Your lender may require an updated valuation to ensure the property's value still covers the mortgage balance.

Finalise the process - When all the necessary documentation has been transferred, the Land Registry will need to be updated to reflect the property's new ownership. Your lender will issue new mortgage documents to confirm this



POTENTIAL CHALLENGES AND HOW TO OVERCOME THEM

Affordability - One of the main issues you may run into when removing a name from a joint mortgage is affordability, as you need to be able to prove to the lender that you can manage the mortgage repayments independently.

This will usually require an affordability check of your income and expenses. If affordability is a problem, you should explore options such as extending the mortgage term to reduce monthly payments.

Legalities - Legal issues can also arise, especially when the property is jointly owned. Disagreements over property value, equity shares, or responsibility for outstanding debts can cause delays. To overcome these, it's essential to seek independent legal advice early in the process to ensure fair negotiation and clear communication

Additional Costs - Additional costs, such as fees for legal services, lender charges, or potential Stamp Duty Land Tax, can add financial pressure. It's wise to budget for these expenses and discuss all potential costs with your solicitor and lender beforehand.

Contact [your local Ellis & Co branch](#) for expert advice and guidance.



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