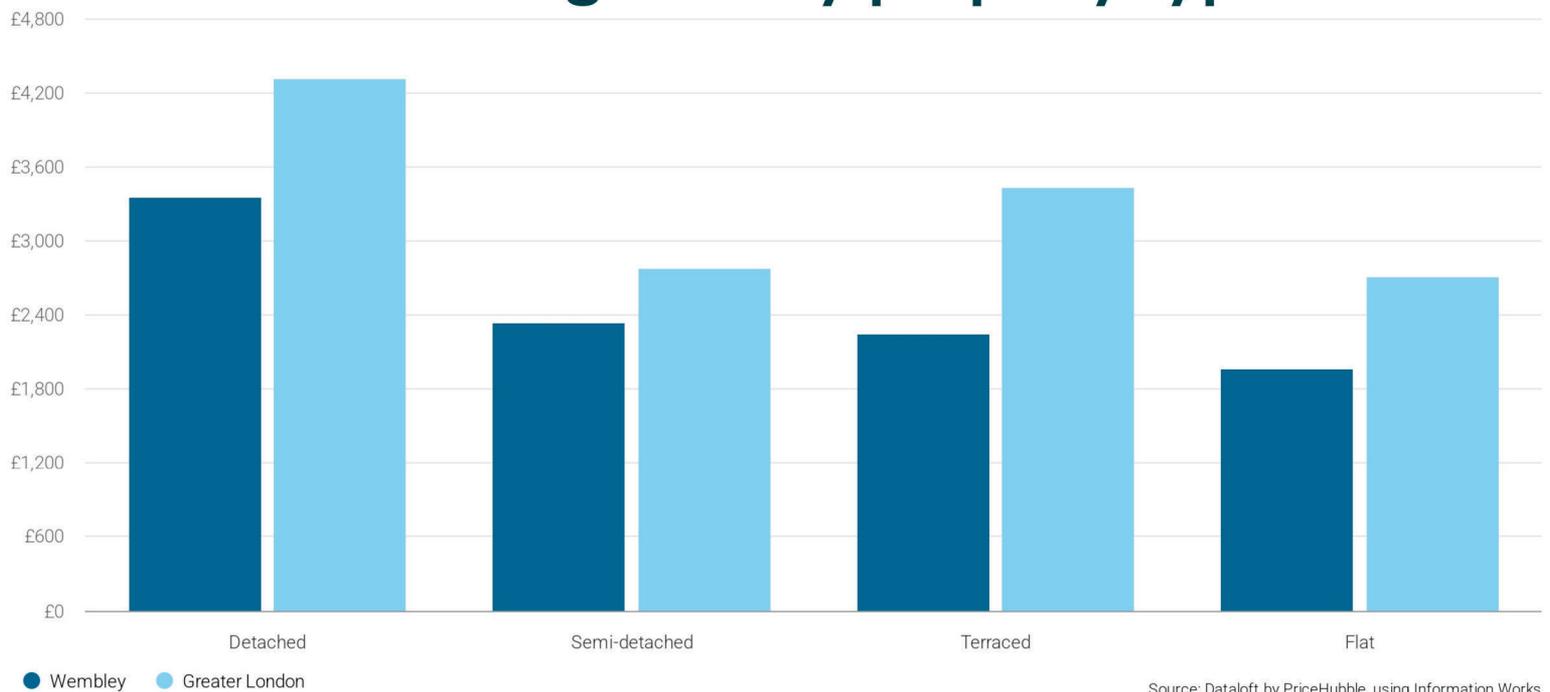


Wembley Property News

Wembley Overview

1. The average asking **rent** of all properties currently available to rent in **Wembley** is **£2,008** per month.
2. By comparison, the **average rent** achieved for homes let in Wembley during the last **12 months** was **£1,762** per month.
3. The average asking rent of properties available to rent in the last month was **2.3% higher** than than 6 months ago and **8.5% higher** than than 12 months ago.
4. There are currently **862 properties** available to rent in Wembley which is **62.9% higher** than a year ago. **77.2%** of homes listed to rent in the past 12 months were **flats**

Wembley Current asking rents by property type/size



Filters: By property type



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Properties for rent in Wembley

Maisonette



Kenmere Gardens,
Wembley, HA0

£1,550
p/m



EPC Rating: D 870.80
sq ft

Good Location



Century House, Forty
Avenue, Wembley, HA9

£1,850
p/m



EPC Rating: B 687
sq ft

Penthouse



King Edward Court, Elm
Road, Wembley, HA9

£2,200
p/m



EPC Rating: C 715
sq ft

Residents only Gym



Belcanto Apartments,
Wembley, HA9

£2,500
p/m



EPC Rating: B 825
sq ft

Very Spacious



St. Michaels Avenue,
Wembley, HA9

£4,000
p/m



EPC Rating: D 1408
sq ft

Semi Detached



St. James Gardens,
Wembley, HA0

£3,000
p/m



EPC Rating: D 500
sq ft

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Properties for sale in Wembley

Spacious Property



Grand Union House,
Wembley, HA0

Offers Over
£440,000



EPC Rating: B 762
sq ft

Great Area



Signia Court, Wembley,
Wembley, HA9

Guide Price
£500,000



EPC Rating: B 739
sq ft

Well Decorated



Rosemead Avenue,
Wembley, HA9

Guide Price
£650,000



EPC Rating: D 964
sq ft

Beautiful Garden



Brampton Grove,
Wembley, HA9

Guide Price
£750,000



EPC Rating: C 970
sq ft

Semi Detached



St. Augustines Avenue,
Wembley, HA9

Guide Price
£900,000



EPC Rating: D 1825
sq ft

Detached



West Hill, Wembley,
HA9

Guide Price
£1,000,000



EPC Rating: D 1595
sq ft

The Survey Maze

Upon agreeing a purchase you must decide what type of survey or specialist inspections are required prior to exchange of contracts. For mortgage buyers, the lender will require the borrower to pay for an inspection in order to indicate current market sales value and whether the property is adequate security for the loan required. Cash buyers will need specialist help to protect their investment. Your Estate Agent will be able to talk you through the options and it is important that this is discussed at the outset of the transaction as some vendors are reluctant to allow numerous inspections. If this requirement forms part of your offer it should prevent misunderstanding.

For surveys there are three main options:

1. The Homebuyer Survey and Valuation (HSV)

This is a basic survey designed to highlight any significant matters. This HSV includes a Sales Market Valuation and a Reinstatement Valuation (for buildings insurance purposes). The HSV is not however designed to provide detailed comment on less important defects which may not have an effect on value; for example, a small amount of wet rot in a window frame might not be reported. The report is in a standard format prepared by the Royal Institute of Chartered Surveyors (RICS) and covers all parts of the building. Such a survey is normally most suitable for reasonably modern properties, including flats, of standard design and traditional construction and in seemingly reasonable order, or older property renovated in recent years.



2. Full Building Survey

As the name indicates, this is a full inspection and report by an RICS surveyor. Such is particularly suited to larger or older property, those that are very obviously in need of repair, as well as those which are unusual such as concrete or metal-framed construction. The detailed inspection and report will provide all information as in an HSV as well as comprehensive guidance on matters needing immediate repair, maintenance and future updating.



3. Specialist Reports

If you have reason to suspect a specific problem or the problem for attention is obvious, then a specialist report is recommended. The surveyor who carries out an HSV or Building Survey will always recommend a specialist report if for example he observes active or historic woodworm or rising damp or there is evidence of subsidence or infected roof timbers. So if at the outset such is suspected, maybe an HSV or Building Survey would only serve to tell you what you have already observed. The Estate Agent can always refer you to specialists, be it for woodworm and dry rot issues, rising or penetrating dampness or a structural engineer for historic or current settlement and any other specialist requirement. These reports can often be arranged free of any cost.

Our Top Tip:

When arranging for a survey or specialist report, speak to the surveyor beforehand or ask the Estate Agent to do so on your behalf, be specific on what is required, and once the report is received discuss the report with the surveyor. These reports can often contain jargon and appear confusing; the surveyor is working for you so ask him to explain what you might not understand.

Running for Children with Cancer

At Ellis & Co, we're proud to celebrate the incredible achievements of one of our own, **Cristina Siladi** as she ran the **2025 London Marathon**, raising over £2,000 for Children with Cancer UK. Cristina took on this iconic challenge not for personal glory but to make a meaningful impact in the lives of children and families affected by cancer.

"While I don't have a personal story connected to childhood cancer, I believe every child deserves the chance to beat cancer and live a full, happy life. Children with Cancer UK works tirelessly to improve survival rates and support affected families, and I was proud to run in their honour."



Cristina's motivation is a powerful reminder that we don't need a personal connection to make a difference. Her decision to run reflects a deep sense of empathy and a desire to use her voice—and her footsteps for good.

Cristina's achievement is not only a personal milestone but also a beacon of hope for countless families across the UK. She ran with heart, strength, and purpose and in doing so, helped change lives.



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