

EALING PROPERTY NEWS



EALING OVERVIEW

- 1 The future planning pipeline for Greenford & Hanwell, excluding developments under construction, includes **305 homes in 4 developments**, representing 1.7 years of supply.
- 2 In the last five years there have been **898 new homes built** across Greenford & Hanwell, an average of 180 per year.
- 3 67% of homes let in the past 12 months were **flats**, achieving an average **rental value of £1,573 per month**. **Houses** achieved an average rent of **£2,253** per month.
- 4 Over the last 12 months the average sales price in Greenford & Hanwell was **£466,197**. The total value of sales was **£163,410,275**.

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

Project name	Address	No. of units	Status	Finish date
* COPLEY CLOSE - REGENERATION	Copley Close Estate, 11 -15 Templeman Road, W7 1QG	208	Planning Permission	
CENTRAL WEST - REMEDIAL WORKS & BALCONY TERRACES	Central West, UB6 9FE	69	Planning Permission	
THE MARSHALL BUILDING - 59 FLATS & COMMERCIAL UNIT	64-66 & 70-88 Uxbridge Road, W7 3SU	59	Under Construction	
54-62 UXBRIDGE ROAD - 43 APARTMENTS & GYM REFURBISHMENT	Gold's Gym, W7 3SU	43	Under Construction	
GREENFORD ROAD - 16 FLATS, RETAIL & STORAGE	H & M Motor Car Services, UB6 9AH	16	Planning Application	
AZALEA CLOSE, UXBRIDGE ROAD - 12 FLATS	1 To 37 Azalea Close, W7 3QA	12	Planning Permission	

PROPERTIES FOR RENT IN EALING

9TH FLOOR WITH LIFT



T R S Apartments, The Green, Southall, UB2

£1,925 p/m

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

END OF TERRACE



Wadham Gardens, Greenford, UB6

£2,500 p/m

 **3**
 **1**
 **2**
 EPC Rating: **C**
 **819 sq ft**

DUPLEX MAISONETTE



Greenford Road, Greenford, UB6

£2,200 p/m

 **3**
 **2**
 **2**
 EPC Rating: **D**
 **906 sq ft**

TERRACED HOUSE



Links Road, London, NW2

£2,950 p/m

 **3**
 **2**
 **1**
 EPC Rating: **C**
 **1218 sq ft**

OFF STREET PARKING



Willow Tree Lane, Hayes, UB4

£3,000 p/m

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

FRONT DRIVEWAY



Warley Road, Hayes, UB4

£2,500 p/m

 **3**
 **1**
 **1**
 EPC Rating: **C**
 **1025 sq ft**

PROPERTIES FOR SALE IN EALING

MAISONETTE



Greenway Gardens,
Greenford, UB6

**Asking Price
£355,000**

 **2**
 **1**
 **1**
 EPC Rating: **D** **554 sq ft**

ROOF TERRACE



Wessex Lane,
Greenford, UB6

**Offers Over
£400,000**

 **3**
 **2**
 **1**
 EPC Rating: **C** **1083 sq ft**

MID-TERRACED



Berkeley Avenue,
Greenford, UB6

**Guide Price
£475,000**

 **2**
 **2**
 **1**
 EPC Rating: **C** **877 sq ft**

SOUTH FACING GARDEN



Lyndhurst Road,
Greenford, UB6

**Guide Price
£575,000**

 **4**
 **2**
 **2**
 EPC Rating: **D** **1030 sq ft**

GARAGE AND PARKING



Whitton Avenue East,
Greenford, UB6

**Offers IEO
£625,000**

 **3**
 **2**
 **1**
 EPC Rating: **D** **964 sq ft**

END OF TERRACE



Whitton Avenue East,
Greenford, UB6

**Offers Over
£575,000**

 **3**
 **2**
 **2**
 EPC Rating: **D** **1102 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.