

Alexanders Estate Agents

NEWSLETTER

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✱ Welcome Note from Joanna

Hello from the team at Alexanders Estate Agents! Each month, we'll share updates on the local property market, practical tips for homeowners, landlords, and tenants, and highlight what's happening in our community.

UPCOMING EVENTS

✱ Northfields Summer Fair

**Saturday 14th September
at Walpole Park**

This month: Northfields Summer Fair – Saturday 14th September at Walpole Park. A great day out for families with food, music, and local stalls.

✱ Come and Sing: Fauré & Handel

Friday 13 September 2025

A choral "Come and Sing" event featuring Fauré's Requiem and Handel's Zadok the Priest, organised by Ealing Choral Society.



Academic Spotlight

📈 Northfields Property Market Outperforms the Borough

The average property in Northfields is now selling for over £775,000—considerably above the wider Ealing borough average of £583,000.

This reflects the area's growing appeal for families and professionals seeking good schools, transport links, and the village-like feel of Northfields.

Over the past year, Northfield Avenue has seen particularly strong growth, with average sold prices rising by 35% compared with the previous year. Terraced and semi-detached homes continue to attract competitive offers, while flats remain an accessible entry point for first-time buyers.

For homeowners, this trend highlights strong equity growth, and for landlords, rising rental demand (with borough-wide rents up more than 10% year-on-year) makes Northfields a resilient investment location.

Message from Justyna

👉 If you're curious about the current value of your home or the rental income it could achieve our team at Alexanders would be delighted to provide a free, no-obligation market appraisal.



For Homeowners & Vendors

3 Simple Ways to Boost Your Home's Value Before Selling

Thinking of selling your home? Small changes can make a big difference to buyers. Here are three quick tips to help you maximise your property's value:

1. First Impressions Count

A tidy front garden, clean windows, and a freshly painted front door can instantly boost kerb appeal and set the right tone for viewings

2. Keep it Neutral

Buyers need to imagine themselves living in the space. Light, neutral colours make rooms feel brighter, bigger, and easier to personalise.

3. Be One Step Ahead

Consider a pre-sale property check. Fixing small issues early (like leaky taps or faulty sockets) can avoid delays and give buyers extra confidence.

The top features which add the most value for your home



A south-facing garden, outdoor entertainment area and hot tub can give homes a price boost of up to £20,000



Wood-burning fireplaces, underfloor heating or AGA-style range cookers can drive property prices up during the winter months



Energy efficiency measures like double glazing, Good insulation, solar panels and modern heating solutions.



Modern Kitchens & Bathrooms, Open plan living, Good Storage and Air conditioning



How to Find Good Tenants

Securing reliable tenants is one of the most important steps in successful property management. Good tenants mean fewer void periods, timely rent payments, and less wear and tear. Here are a few proven tips:

- ✓ **Keep Your Property Listings Up To Date**
- ✓ **Spending a Little More Can Go a Long Way**
- ✓ **Have the Property Professionally Cleaned Before A Tenancy**
- ✓ **Pet-Friendly Policies**
- ✓ **Offer Modern Amenities**
- ✓ **Consider Furnishing Your Property**
- ✓ **Go Green!**
- ✓ **Work with a Local and Reliable Letting Agent**

✚ Want to ensure your property is let to the best tenants? Speak to Alexanders Estate Agents about our tenant find and management services.