

GARDINER

RESIDENTIAL

North Ealing Primary School catchment area outperforms Ealing (W5) by **23.9%**

I was having a chat with an Ealing property investor the other day, when he asked if schools, especially primary schools, affected the local property market in terms of demand from buyers and tenants to a property. Anecdotally, I have always known this to be true, a good school creates good demand and good demand does affect house prices.

So, I asked my colleagues on the front line, who take the phone calls from people putting themselves on our mailing list and they confirmed that most people cite location as their number one factor.

After looking through our mailing list, it confirms there is a close correlation between the high demand areas of Ealing and the close proximity to a good primary school. Talking to my team in a recent morning meeting, they agreed many people would look to increase their budget quite significantly, whilst others would consider downgrading their property requirements to be close to a good primary school.

Fig 1: Average Prices

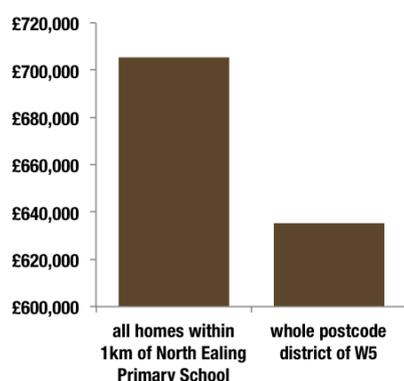
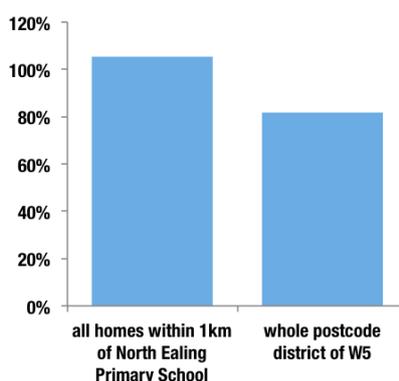


Fig 2: Price change since 2005



According to School performance tables published by the Department of Education, North Ealing Primary School is one of the best primary schools in Ealing (W5).

Its figures are certainly impressive. Last year, 90% of 11 year old pupils achieving Level 4 or above in maths, reading and writing whilst 42% of them achieved level 5. There is also an excellent pupil/teacher ratio of 22:1. Overall, the school achieved an Average Total Points score of 30.5 which puts it in the top 23.2% in London (387 out of 1667).

Looking at recent property sales of all homes within 1km of the school, prices are 11% higher than the postcode district according the Land Registry.

In terms of price change since 2005, all homes within 1km increased in price by 105.5% compared with the postcode district average of 81.6%. That means the parents of North Ealing Primary School have seen the values of their properties rise proportionally 23.9% more than the Ealing (W5) average...interesting don't you think?

However, whilst a good primary school significantly contributes more to house prices, the same can't be said for secondary schools. There are two reasons for this, firstly, as secondary schools are much larger, so their catchment areas are correspondingly much larger, meaning parents don't need to live so close to the school.

Secondly, in the UK, whilst the difference between the top 25% and bottom 25% of secondary schools is not insignificant, in the primary school sector, the difference between the top 25% and bottom 25% is, according to the London School of Economics, is considerably and significantly more.

Many other Ealing landlords, both who are with us and many who are with other Ealing agents, like to pop in for a coffee or ring/email us to discuss the Ealing property market, to consider how Ealing compares with its closest rivals and hopefully we can answer all their questions. You must take lots of advice and seek out the best opinion.

North Ealing Primary

Type: **Community School**

Average Points: **30.5**

Rank: **387 (top 23%)**

Teacher Ratio: **22:1**

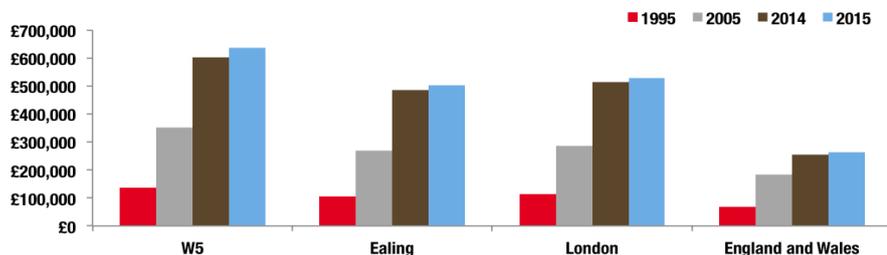
% Level 4+*: **90%**

% Level 5+*: **42%**

*maths, reading and writing

Values have risen in W5

Property values in the W5 postcode have risen by 81% since 2005 whilst property values in England and Wales have only risen by 43% in the same period. That means prices of homes here have grown by 39% more the national average.



Ealing property selling fast over the last year

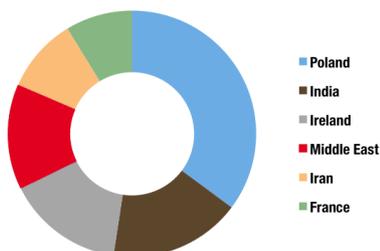
Flats currently sell for £488,000 on average which is 105% higher than a decade ago. The average price of a terraced house is 111% higher than 10 years ago at £779,000. Semi-detached properties sell for around £994,000 (103% up on 10 years ago) and for detached properties the figure is £1,411,000 (83% higher).



Foreign languages you're likely to hear...

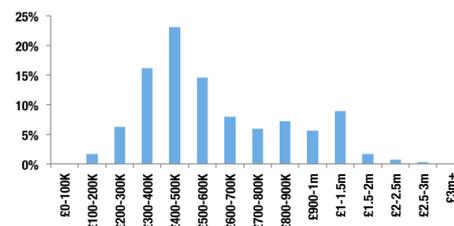
Polish, Arabic, Japanese, French, Persian, Spanish...

With some people originally from...



Local price bands

In the last few months, the largest number of properties which sold in the area were in the price band £400-500K, which accounted for 23% of all sales. This is followed by £300-400K (16%) and £500-600K (15%).



Relative growth of W5

House price growth in the area has significantly outpaced many nearby areas. While prices in Ealing (W5) have increased by 81% since 2005, the same figure is only 79% in Kew (TW9) and 74% in Brentford (TW8).

Price change since 2005		
1	Ealing (W5)	81%
2	Kew (TW9)	79%
3	Brentford (TW8)	74%
4	Norwood Green (UB2)	68%
5	Twickenham (TW1)	68%
6	Wembley Park (HA9)	59%
7	Isleworth (TW7)	58%
8	Wembley (HA0)	58%
9	Hounslow (TW3)	54%
10	Greenford (UB6)	49%



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