

THE LOCK, GREENFORD QUAY, UB6

THE
LOCK
AT GREENFORD QUAY

INVESTOR GUIDE

Telford Living

The Lock at Greenford Quay is a desirable new addition to West London's dynamic canal-side regeneration, bringing together heritage-inspired design and sleek, modern living.



Home to 194 high-quality one, two and three-bedroom apartments, this exclusive development merges architectural character with contemporary comfort. Every home has been designed to reflect the area's industrial legacy while offering refined finishes and thoughtful touches. Residents enjoy access to a range of premium on-site facilities, including a concierge, private gym, flexible co-working areas and an elevated rooftop terrace with far-reaching views over London.



Positioned in Zone 4, The Lock places Central London within easy reach – with the West End and the City accessible in under 30 minutes.

Located within the heart of Greenford Quay in Ealing, The Lock is perfectly placed for connectivity and convenience. The local area features a diverse mix of amenities, from everyday essentials to cafés, eateries and leisure venues. Expansive parks and green corridors also offer a welcome escape from the city and promote wellbeing.

Further afield, destinations such as Oxford Circus, Wembley Arena and Canary Wharf are all within approximately 30 minutes, connecting you to shopping, entertainment and business hubs across the capital.



5 MINUTE WALK FROM THE LOCK

19 MINUTE WALK FROM THE LOCK

Greenford Underground
Central Line



Greenford National Rail



Sudbury Hill Picadilly Line



White City
14 mins

Bond Street
27 mins

Oxford Circus
28 mins

Bank
35 mins

Liverpool Street
40 mins

West Ealing
11 mins

Wembley
25 mins

Paddington
30 mins

Kings Cross
St Pancreas
36 mins

Westminster
10 mins

Embankment
11 mins

London Eye
15 mins

Blackfriars
16 mins

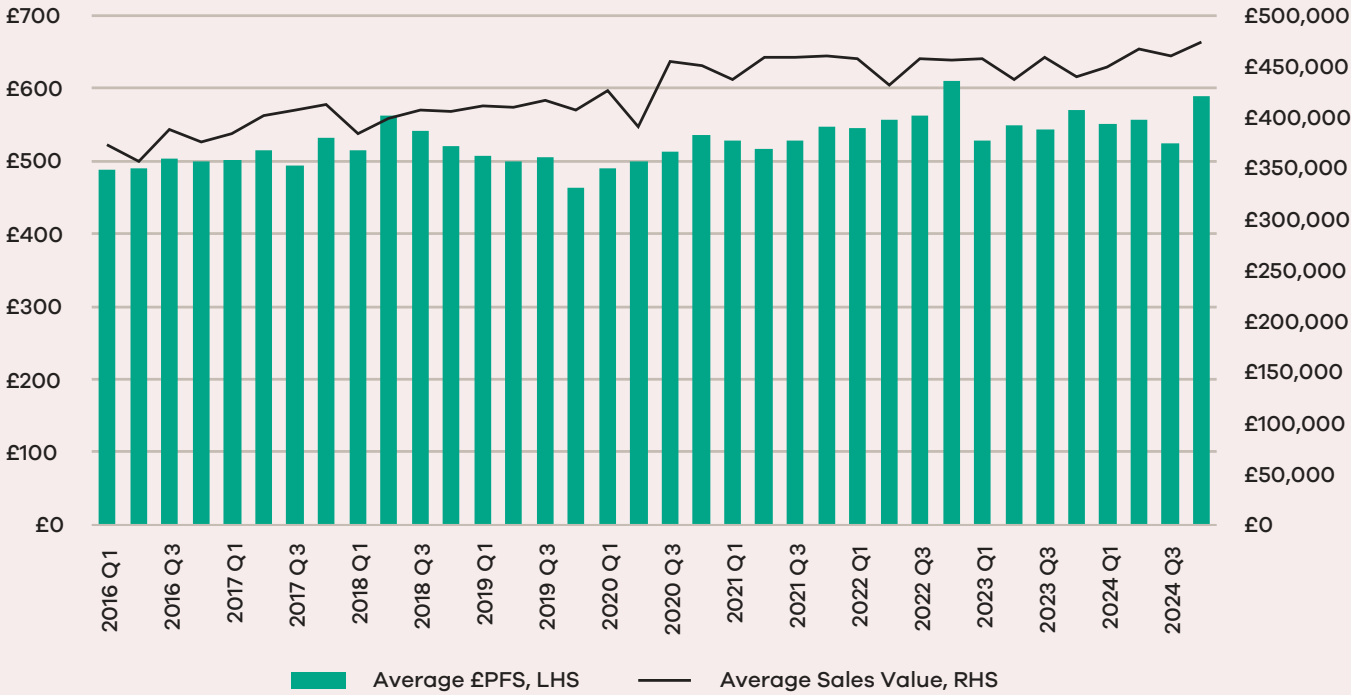
Canary Wharf
31 mins

Distances taken from www.google.co.uk/maps.

Situated in the UB6 postcode, The Lock benefits from an average sales value of around £470,000 (£590 per sq ft as of Q4 2024) – a competitive entry point compared to wider London.

The area has already seen a 17% uplift in new-build prices over the last five years, and a further 22% increase is forecast by 2029. Developments like The Lock are a driving force behind this growth, supporting urban transformation and long-term value gains.

Average achieved sales values



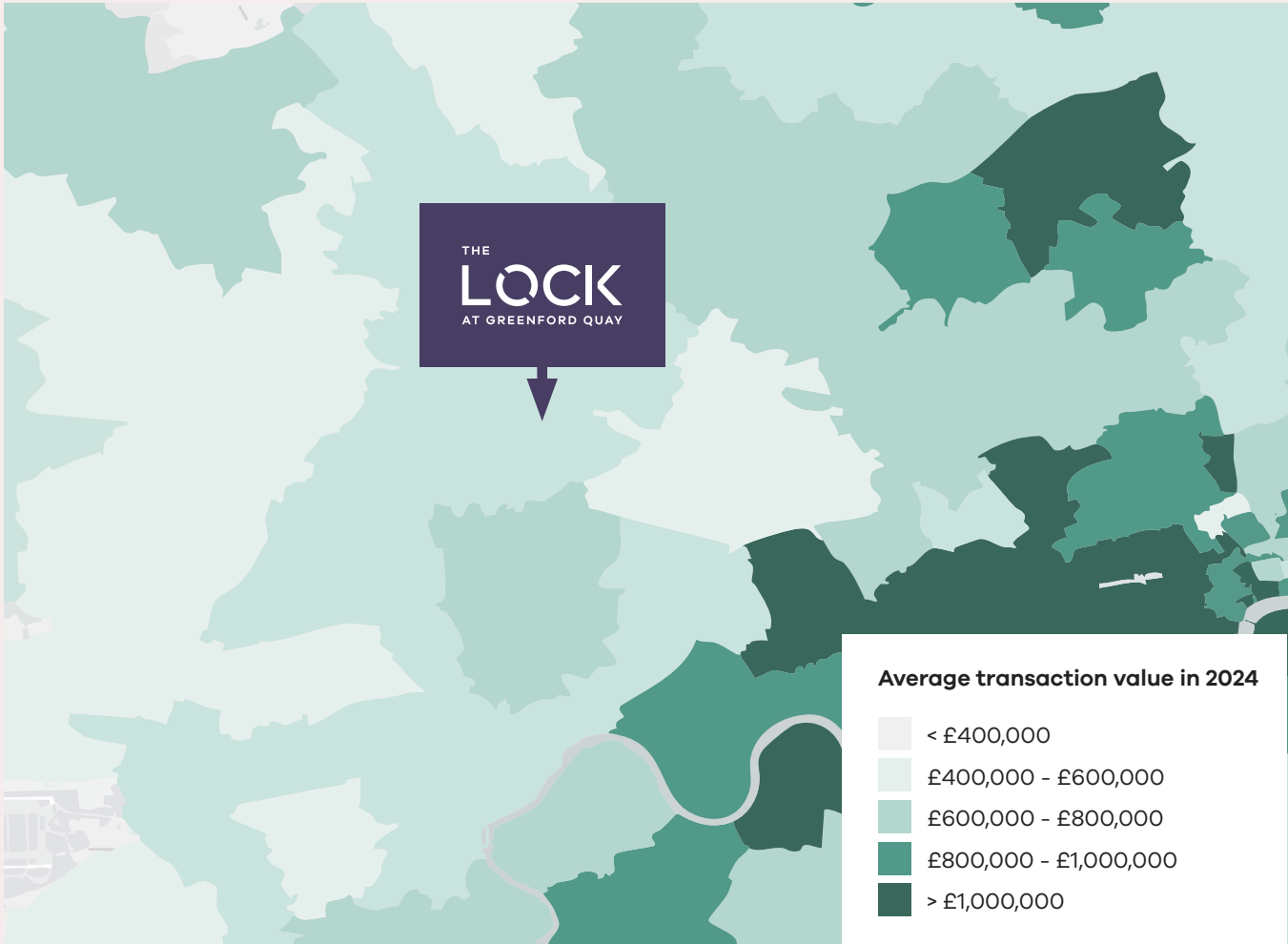
£470,000

THE AVERAGE HOUSE PRICE IN THE UB6 POSTCODE DISTRICT



17%

THE AVERAGE ACHIEVED NEW BUILD SALES GROWTH RATE OVER THE LAST 5 YEARS IN UB6.



In Greenford, around 75% of households fall into the 'Urban Cohesion' category – typically families and owner-occupiers in stable residential communities. A further 12% are classed as 'Rental Hubs', representing young renters at the beginning of their careers or academic journeys.

The Lock is especially attractive to investors, offering high-quality one-bedroom homes ideal for young professionals and families looking for vibrant, well-connected places to live.

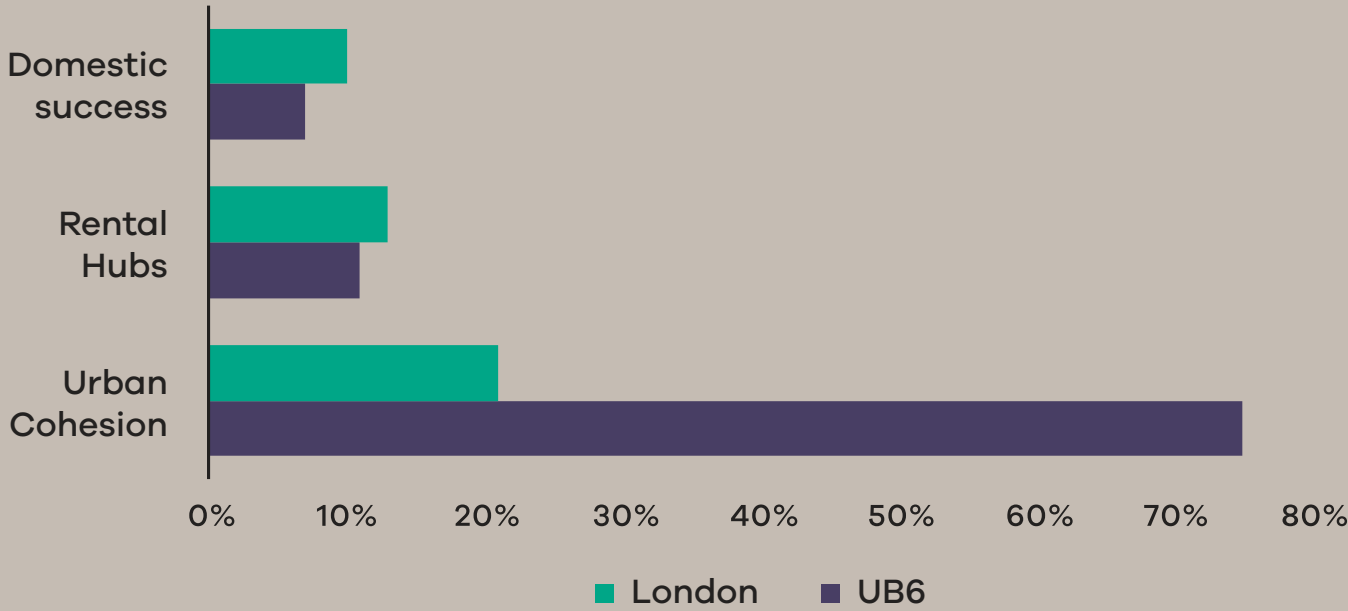
75%

Of households within UB6 are classed as 'urban cohesion' households by Experian

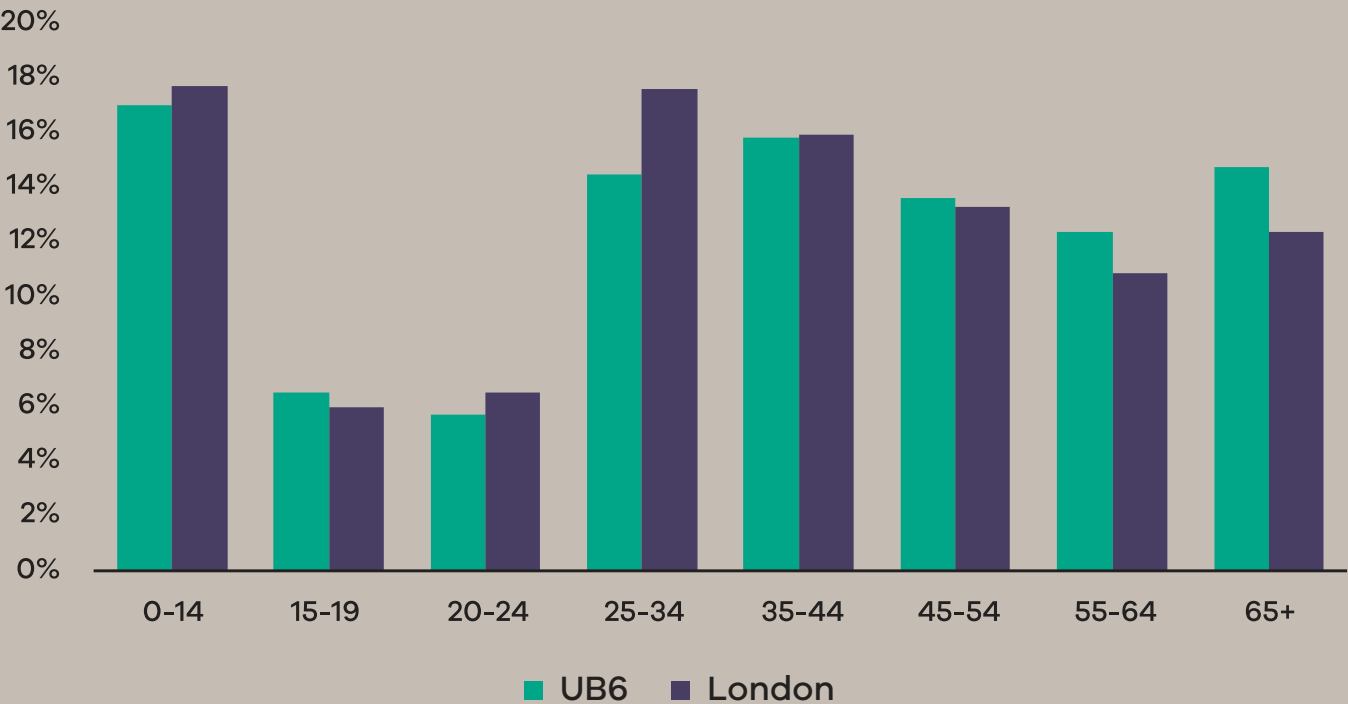
17%

Of Vauxhall's population is under the age of 35, highlighting a young affluent population.

SOURCE: EXPERIAN
Population profile in UB6

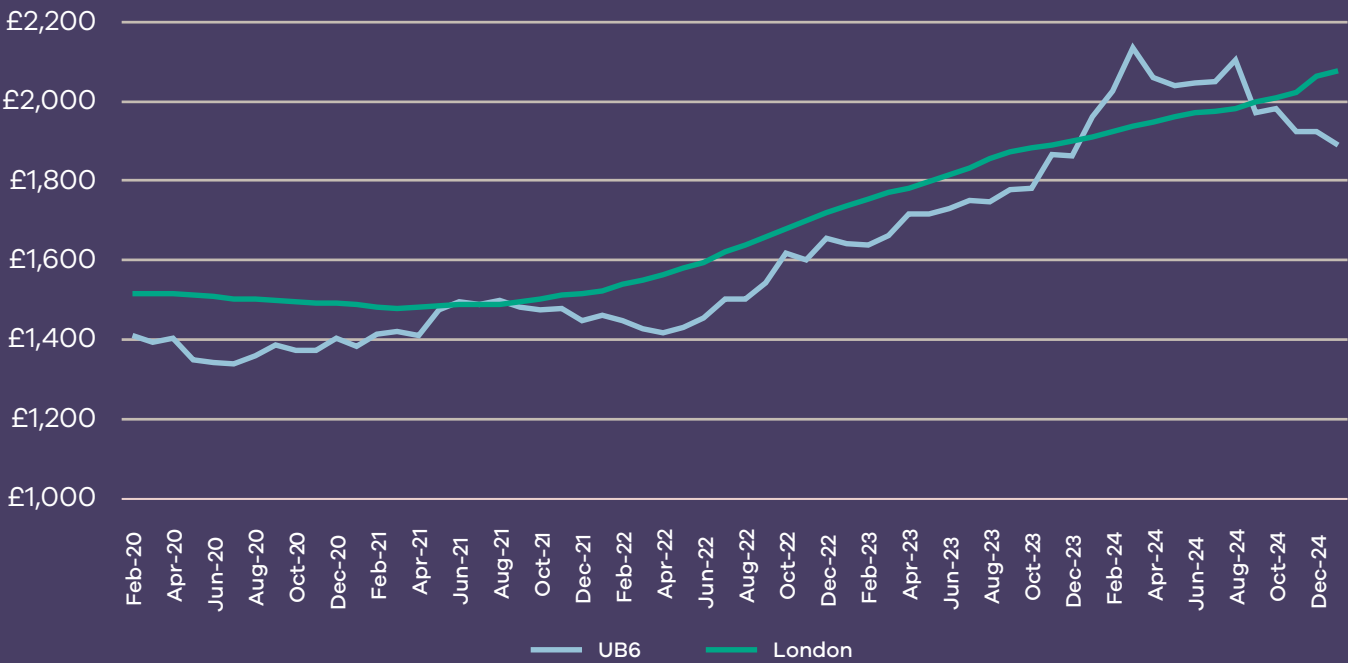


SOURCE: EXPERIAN
Age profile in UB6



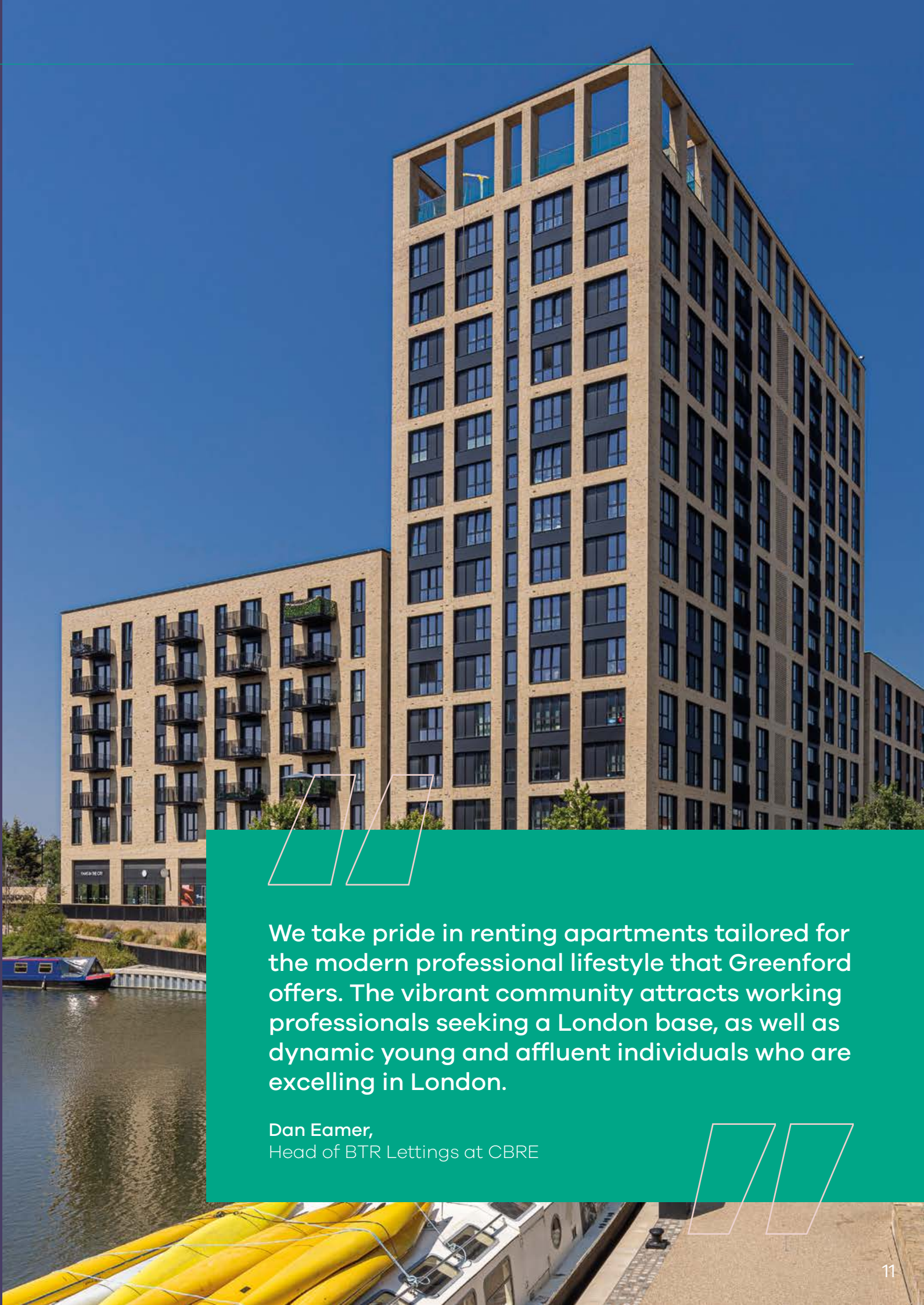
Rental values in UB6 have outperformed London averages, with 2024 figures reaching £2,134 per month. While early 2025 has seen a slight easing, investor confidence remains strong, with rental yields above 5% and projected growth of 20% over five years.

Achieved rents, 12m-moving average



The Lock ERV's

Type	Weekly Rent Range (per week)	Average Gross Yields
1 Bedroom	£405 - £527	5.6%
2 Bedroom	£533 - £625	5.38%
3 Bedroom	£677 - £688	5%



We take pride in renting apartments tailored for the modern professional lifestyle that Greenford offers. The vibrant community attracts working professionals seeking a London base, as well as dynamic young and affluent individuals who are excelling in London.

Dan Eamer,
Head of BTR Lettings at CBRE

CBRE Residential Lettings provides tailored investment and letting services, ideal for both first-time property investors and seasoned portfolio holders.

OUR COMPREHENSIVE SERVICE ENCOMPASSES:

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- Bilingual support including Mandarin-speaking advisors in London and Hong Kong



CONTACT DETAILS

For further information and to discuss investment opportunities at The Lock, please contact our dedicated sales and lettings team today.

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Website: **www.the-lock.co.uk**

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