



Not for broadcast or publication before 00:01 Hrs Saturday 15<sup>th</sup> November 2008

## Most expensive streets are in Kensington and Chelsea

- The Vale in Kensington and Chelsea is the most expensive residential street in England and Wales, with an average house price of £4,677,500\* based on transactions between 2004 and 2008
- Ingram Avenue in the London borough of Barnet (£4,465,000) and Cottessmore Garden in Kensington and Chelsea (£4,288,125) are the next most expensive
- Twenty six of the 50 most expensive streets in Britain are in Kensington and Chelsea
- Panorama Road in Poole is the most expensive street outside London with an average house price of £4,158,333
- Congleton Road in Alderley Edge in Cheshire has the most expensive houses (£1,684,166) outside southern England; outside the North West, Kent Road in Harrogate (£1,173,373) is the most expensive street in Yorkshire and the Humber
- Six of the ten regions in England and Wales have streets with an average house price of over £1,000,000.

**Martin Ellis, chief economist at Halifax, commented:**

"Chelsea and Kensington have some of the most expensive streets in England and Wales. The Royal Borough has been a highly fashionable area to live in since the Swinging Sixties. In recent years, its prime location in Central London has attracted affluent celebrities and ultra wealthy foreign businessmen helping to drive up house prices."

### KEY FINDINGS

**The Vale in Kensington and Chelsea is the most expensive residential street in Britain with an average house price of £4,677,500\*.**

**Twenty six of the 50 most expensive residential streets in England and Wales are in Kensington and Chelsea** – an area that been a fashionable place to live for several decades. However, the second most expensive street is Ingram Avenue in the North London borough of Barnet (with an average house price of £4,465,000).

\* Based on transactions between 2004 and 2008. Source: Land Registry.

**Table 1: Five Most Expensive Streets in Britain**

Rank	Street Name	Area	Region	Postcode	Average House Price £
1	The Vale	Kensington and Chelsea	Greater London	SW3	4,677,500
2	Ingram Avenue	Barnet	Greater London	NW11	4,465,000
3	Cottesmore Gardens	Kensington and Chelsea	Greater London	W8	4,288,125
4	Wycombe Square	Kensington and Chelsea	Greater London	W8	4,205,192
5	Panorama Road	Poole	South West	BH13	4,158,333

**Panorama Road in Poole is the most expensive street outside London with an average house price of £4,158,333;** East Road in Weybridge in Surrey is the next most expensive street outside London (£2,805,000) followed by Kings Warren in Leatherhead in Surrey (£2,771,428).

**Nine streets recorded average house prices of between £3 million and £4million in the period 2004-2008;** of these five are in Kensington and Chelsea. The others are Chester Square (£3,841,666) and South Eaton Place (£3,553,333) both are in Westminster; Cedar Park Gardens (£3,609,285) in Merton and Stormont Road (£3,375,277) in Haringey.

#### **Most expensive streets by region**

**Outside southern England, Congleton Road in Alderley Edge in Cheshire has the most expensive houses (£1,684,166);** outside the North West, Kent Road in Harrogate (£1,173,373) is the most expensive street in Yorkshire and the Humber

**Six of the ten regions in England and Wales have streets with an average house price of over £1,000,000.** This includes Runnymede Road in Newcastle upon Tyne in the North (£1,135,625), as well as the other five already mentioned.

**The remaining four regions where the most expensive streets are below the £1,000,000 barrier are** the East Midlands, West Midlands, East Anglia and Wales

#### **Editors' Notes**

The data in this report are compiled from over 1.78 million UK post codes supplied by the Royal Mail in conjunction with the Land Registry database of housing transactions and prices.

House prices shown in the tables are arithmetic annual average prices of house transactions between 2004 and 2008.

**A list of the Top 20 most expensive streets in the ten regions of England and Wales is available on <http://www.hbosplc.com/economy/researchreleases.asp>.**

**Table 2: 50 Most Expensive Residential Streets in England & Wales**

Rank	Street Name	Area	Region	Postcode	Average House Price £ (2004-2008)
1	The Vale	Kensington and Chelsea	Greater London	SW3	4,677,500
2	Ingram Avenue	Barnet	Greater London	NW11	4,465,000
3	Cottesmore Gardens	Kensington and Chelsea	Greater London	W8	4,288,125
4	Wycombe Square	Kensington and Chelsea	Greater London	W8	4,205,192
5	Panorama Road	Poole	South West	BH13	4,158,333
6	Chester Square	Westminster	Greater London	SW1	3,841,666
7	Cornwall Gardens	Kensington and Chelsea	Greater London	SW7	3,625,000
8	Cedar Park Gardens	Merton	Greater London	SW19	3,609,285
9	Cadogan Place	Kensington and Chelsea	Greater London	SW1	3,558,333
10	South Eaton Place	Westminster	Greater London	SW1	3,553,333
11	Clarendon Road	Kensington and Chelsea	Greater London	W11	3,455,833
12	Drayton Gardens	Kensington and Chelsea	Greater London	SW10	3,435,428
13	Stormont Road	Haringey	Greater London	N6	3,375,277
14	Mallord Street	Kensington and Chelsea	Greater London	SW3	3,300,000
15	Bedford Gardens	Kensington and Chelsea	Greater London	W8	2,999,937
16	Paultons Square	Kensington and Chelsea	Greater London	SW3	2,984,166
17	Walton Place	Kensington and Chelsea	Greater London	SW3	2,981,428
18	Portland Road	Kensington and Chelsea	Greater London	W1	2,979,751
19	Sloane Gardens	Kensington and Chelsea	Greater London	SW1	2,958,714
20	Lower Belgrave Street	Westminster	Greater London	SW1	2,905,841
21	Scarsdale Villas	Kensington and Chelsea	Greater London	W8	2,895,833
22	Herbert Crescent	Kensington and Chelsea	Greater London	SW1	2,850,000
23	Trevor Square	Westminster	Greater London	SW7	2,806,470
24	East Road	Weybridge	South East	KT13	2,805,000
25	Parkside	Merton	Greater London	SW19	2,803,500
26	Thornwood Gardens	Kensington and Chelsea	Greater London	W8	2,775,366
27	Kings Warren	Leatherhead	South East	KT22	2,771,428
28	Elm Park Road	Kensington and Chelsea	Greater London	SW3	2,729,916
29	Cambridge Gate	Camden	Greater London	NW1	2,657,857
30	Pembridge Place	Kensington and Chelsea	Greater London	W2	2,651,480
31	Home Park Road	Merton	Greater London	SW19	2,637,502
32	The Drive	Kingston upon Thames	South East	KT2	2,634,166
33	Phillippines Shaw	Sevenoaks	South East	TN14	2,630,888
34	Davies Street	Westminster	Greater London	W1	2,607,307
35	Pearce Avenue	Poole	South West	BH14	2,600,000
36	Moles Hill	Leatherhead	South East	KT22	2,595,200
37	Hans Place	Kensington and Chelsea	Greater London	SW1	2,559,207
38	Markham Square	Kensington and Chelsea	Greater London	SW3	2,557,290
39	West Road	Surrey	South East	KT13	2,555,000
40	Fulham Road	Kensington and Chelsea	Greater London	SW3	2,543,750
41	Brunswick Gardens	Kensington and Chelsea	Greater London	W8	2,533,975

**Table 2: 50 Most Expensive Residential Streets in England & Wales continued**

Rank	Street Name	Area	Region	Postcode	Average House Price £ (2004-2008)
42	Imperial Wharf	Hammersmith and Fulham	Greater London	SW6	2,525,416
43	Birds Hill Drive	Leatherhead	South East	KT22	2,524,285
44	South Road	Weybridge	South East	KT13	2,493,571
45	Bramerton Street	Kensington and Chelsea	Greater London	SW3	2,456,625
46	Duchess Of Bedfords Walk	Kensington and Chelsea	Greater London	W8	2,402,781
47	Routh Road	Wandsworth	Greater London	SW18	2,387,583
48	Esher Park Avenue	Esher	South East	KT10	2,385,000
49	Palace Gardens Terrace	Kensington and Chelsea	Greater London	W8	2,325,416
50	Hereford Square	Kensington and Chelsea	Greater London	SW7	2,317,888

**Table 3: Most Expensive Residential Streets by Region**

Region	Street Name	Area	Postcode	Average House Price £ (2004-2008)
North	Runnymede Road	Newcastle upon Tyne	NE20	1,135,625
Yorkshire & the Humber	Kent Road	Harrogate	HG1	1,173,373
North West	Congleton Road	Alderley Edge	SK9	1,684,166
East Midlands	Beeston Fields Drive	Nottingham	NG9	972,214
West Midlands	Wellington Road	Birmingham	B15	945,500
East Anglia	Brooklands Avenue	Cambridge	CB2	940,714
South West	Panorama Road	Poole	BH13	4,158,333
South East	East Road	Weybridge	KT13	2,805,000
Greater London	The Vale	Kensington and Chelsea	SW3	4,677,500
Wales	Llantrithyd Road	Cowbridge	CF71	752,083

This report is prepared from information that we believe is collated with care, but we do not make any statement or warranties as to its accuracy, usefulness or completeness. Persons wanting investment advice should consult a stockbroker as we accept no liability for any reliance on any information contained in this report. Any use of this report for an individual's own or third party commercial purposes is done entirely at the risk of the person making such use and solely the responsibility of the person or persons making such reliance.

**For further information please contact**

Helpline No: 08456 6045404

Email: [Groupeconomics@hbosplc.com](mailto:Groupeconomics@hbosplc.com)

ISDN facilities are available for broadcast media interviews