

PRESS RELEASE



LLOYDS BANK

£30 million pound home for Christmas – 2020's most expensive streets revealed

- **Avenue Road in London becomes Britain's most expensive street – with an average house price of over £30 million**
- **The UK's Top 10 most expensive streets are in London and have average price tag of more than £19 million**
- **Average cost of a home on the Top 10 richest roads has risen by over £4 million in the past year**

Lloyds Bank has revealed the UK's most expensive streets in 2020, with Avenue Road in London's St. Johns Wood area at the top of this year's property Christmas tree – with an average price of £30.5million. Avenue Road replaces last year's top spot, Ilchester Place in London's Holland Park, where homebuyers last year could pay around £17million for the luxury address.

Avenue Road's impressive new entry, along with others in this year's list have shot to the top following just a few very lucrative transactions on these sought-after streets. The second most expensive – Tite Street – is made in Chelsea, with an average house price of £28,902,000, followed by South Audley Street where a home amongst the Mayfair Christmas lights will set you back over £22 million (£22,850,000) on average.

If the one thing house hunters really need from Santa this year is the deed to a prestigious London property, then Holland Park's Ilchester Place (£16,583,000) and Holland Villas Road (£15,815,000), in fourth and fifth place respectively should be added to their Christmas list.

While London streets dominate the Top 10, mainly located in the prime residential areas of Kensington and Chelsea and the City of Westminster, they are being challenged by the South East in the rest of the Top 20. The priciest properties in the South East are now an average of £5.6 million, up from £4.4 million in 2019.

The only exception is the beautiful seaside location of Christchurch Road in Bournemouth, entering at number 16 this year, with properties in the area now hovering around the £6 million price tag (£6,264,000).

Andrew Mason, Mortgage Director, Lloyds Bank, said: "It comes as no surprise that London continues to rule the roost of the country's prime property market, however we are seeing a marked

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growth in prices in the South East and across other UK regions. The average house price, in the most expensive streets in the South East has risen by over a staggering £1 million in the past year.

Elsewhere your typical home on Wales's most expensive street this year is just shy of £2 million, compared to last year's top average of £900,000. Meanwhile the new priciest street in the North is located in Windermere, where your average home will also cost you north of £2 million, up from last year's mean price of just over £1.5 million."

REGIONAL KEY FINDING

North

The top two most expensive streets are in Windermere: Old Hall Road (£2,508,000) followed by Newby Bridge Road (£1,533,000). Five of the top 10 most expensive streets are based in Newcastle Upon Tyne: Montagu Avenue is the most expensive (£1,225,000), four in Windermere and one in Durham.

North West

In the North West, all the expensive streets are in Altrincham, Macclesfield, Knutsford and Alderley Edge. Barrow Lane in Altrincham is the most expensive street with homes selling, on average, for £3,706,000 followed by Green Walk (£2,763,000) and East Downs Road (£2,475,000) – all in Altrincham. Bradford Lane (£2,375,000) and Withinlee Road (£2,336,000) both in Macclesfield, complete the top five.

Yorkshire and the Humber

The most expensive street in the region is Linton Lane in Whetherby (£1,906,000), followed by St. Georges Place, York (£1,645,000) and Fulwith Mill Lane, Harrogate (£1,644,000). Ling Lane in Leeds (£1,425,000) and Driffield Terrace in York (£1,375,000) make up the top five most expensive streets in the region.

West Midlands

In the West Midlands, Old Warwick Road (£2,278,000) and Rising Lane (£1,868,000) both in Solihull and Cherry Hill Road (£1,850,000) in Birmingham, are the three priciest addresses. These are followed by Temple Road, Solihull (£1,817,000), Ladywood Road, Sutton Coldfield (£1,694,000) and Liveridge Hill, Henley-In-Arden (£1,629,000).

East Midlands

Benscliffe Road in Leicester is the most expensive street in the East Midlands with an average price of £3,288,000), followed by Ulverscroft Land, also in Leicester but at half the price (£1,644,000). Cour D'Honneur, Oakham (£1,588,000), Wollaton Road, Nottingham (£1,570,000) and Warren Hill, Leicester (£1,547,000) complete the top five.

East Anglia

Streets of Cambridge dominate the 10 most expensive in East Anglia. Most of these streets are close to the main University area in the CB2 and CB3 postal districts. Chaucer Road is the most expensive street (£3,610,000) followed by Clarkson Road (£2,930,000), Storeys Way (£2,585,000), Millington Rad (£2,351,000) and then Cranmer Road (£2,233,000).

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South East

The region's most desirable addresses are in the towns of Weybridge and Leatherhead. South Ridge in Weybridge is the most expensive with an average price of £7,125,000, followed by East Road, also in Weybridge (£6,643,000). In third place is Montrose Gardens in Leatherhead at an average price of £6,272,000 and completing the South East Top five are Birds Hill Drive, Leatherhead (£5,313,000) and Camp End Road, Weybridge (£5,237,000).

South West

The most expensive streets in the South West are found in Bath, Bournemouth, and Poole. Christchurch Road in Bournemouth is the most expensive with an average house price of £6,264,000, followed by Bath's The Circus (£3,117,000) and Kelston Road (£3,079,000). Streets in Poole make up six out of the 10 most expensive streets, with Panaorama Road (£2,982,000) and Pearce Avenue (£2,800,000) completing the top five.

Wales

Benar Headland in Pwllheli is Wales's most expensive street with an average price of £1,928,000. The most expensive street in the Welsh capital of Cardiff is Llandennis Avenue, where the average house price will set buyers back £1,803,000.

Ends

Notes to editor:

Table 1: 20 Most expensive streets in England and Wales 2020

Street Name	Posttown	Region	Postcode	Average House Price £ 2015-2020*
Avenue Road	London	Greater London	NW8	30,500,000
Tite Street	London	Greater London	SW3	28,902,000
South Audley Street	London	Greater London	W1K	22,850,000
Ilchester Place	London	Greater London	W14	16,583,000
Holland Villas Road	London	Greater London	W14	15,815,000
Manresa Road	London	Greater London	SW3	15,518,000
Tregunter Road	London	Greater London	SW10	15,510,000
Grosvenor Crescent	London	Greater London	SW1X	15,440,000
Chester Square	London	Greater London	SW1W	15,400,000
Knightsbridge	London	Greater London	SW1X	14,954,000
South Ridge	Weybridge	South East	KT13	7,125,000
East Road	Weybridge	South East	KT13	6,643,000
Montrose Gardens	Leatherhead	South East	KT22	6,272,000
Christchurch Road	Bournemouth	South West	BH1	6,264,000
Birds Hill Drive	Leatherhead	South East	KT22	5,313,000
Camp End Road	Weybridge	South East	KT13	5,237,000

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Brooks Close	Weybridge	South East	KT13	5,100,000
Virginia Avenue	Virginia Water	South East	GU25	5,083,000
Hatton Hill	Windlesham	South East	GU20	5,009,000
Fishers Wood	Ascot	South East	SI5	4,996,000

Source: Land Registry and Royal Mail. *For period between January 2015 and September 2020

All prices are based on transactions between January 2015 and September 2020 recorded on the Land Registry database for transactions in England and Wales.

¹ UK average house price based on Land Registry data, 12 months rolling to September 2020 is £304,134.

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 average prices of house transactions between January 2015 and September 2020. The transactions data is sourced from the Land Registry, and individual post codes (and not street name, as there can be several occurrences with same name) from the Royal Mail. Only post codes/streets where there have been at least two transactions over the period are included.

Further information

This report is prepared from information that we believe is collated with care; however, it is only intended to highlight issues and it is not intended to be comprehensive. We reserve the right to vary our methodology and to edit or discontinue/withdraw this, or any other 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. © Lloyds Bank plc all rights reserved 2020.

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