

Press Release



£24 million to live on UK's most expensive street

- **Phillimore Gardens in London Borough of Kensington now Britain's most expensive street**
- **Halifax 's annual review finds UK's top 10 priciest locales all in London**

Halifax has revealed the UK's most expensive streets, with Phillimore Gardens in the London borough of Kensington topping the list. Average house prices on the street will now set buyers back an eye-watering £23.8 million. The street was built on the Phillimore Estate, on land acquired by the Phillimore family in the early eighteenth century. Phillimore Gardens runs roughly north to south from Duchess of Bedford's Walk to Kensington High Street and is close to Holland Park.

Less than three miles away, Grosvenor Square in affluent Mayfair, takes second spot with an average price tag of £23.5 million. Making up the top three is London's picturesque Ilchester Place, where properties now cost an average £17.7 million.

London dominates the priciest streets list, with just one road outside of the capital making it into the top 20, Titlarks Hill in Ascot. The street, which is in 12th place, offers properties at an average of £12.3 million.

Table 1: 10 most expensive streets in England and Wales 2022

Street Name	Location	Postcode	Average House Price £: 2017-2022
Phillimore Gardens	London	W8	£23,802,000
Grosvenor Square	London	W1K	£23,549,000
Ilchester Place	London	W14	£17,678,000
Grosvenor Crescent	London	SW1X	£15,440,000
Clarendon Road	London	W11	£14,950,000
Ashburton Place	London	W1J	£14,732,000
Lansdowne Road	London	W11	£14,621,000
The Vale	London	SW3	£14,020,000
Knightsbridge	London	SW1X	£14,009,000
Chelsea Square	London	SW3	£13,231,000

Source: Land Registry and Royal Mail. *For period between January 2017 and September 2022

Press Office Contact



Ellie Morris, ellie.morris@lloydsbanking.com, 07788 352 541

Jason Clarke, jason.clarke@lloydsbanking.com, 07385 389 293

Press Release



Outside the capital, wealthier buyers looking for an exclusive postcode in the North East or the East Midlands would need around £1.5 million – the lowest ‘most expensive’ regions in the country.

66

Kim Kinnaird, Mortgages Director, Halifax said: “For almost all of us, these homes and their eye-watering price tags are the stuff fantasy house hunts are made of.

“Unsurprisingly, London roads occupy the top 10 streets in the UK, and buying a home on London’s Phillimore Gardens could set you back a staggering £24 million on average. That said, the price of a prestigious address can differ hugely across the UK. Living on the most expensive street in the North East or East Midlands will cost something closer to £1.5 million.”

REGIONAL KEY FINDINGS

North East

Six of the North East’s most expensive streets are now in Newcastle Upon Tyne, but it was Ramside Park in Durham (£1,553,000) that took the top spot in the region. Gubeon Wood, Morpeth (£1,491,000) was in second place, followed by Graham Park Road, Newcastle Upon Tyne (£1,339,000) in third. The remaining streets within the top 10 are in Newcastle Upon Tyne; Runnymede Road (£1,245,000), South Drive (£1,201,000), North Avenue (£1,168,000), Westfield Drive (£1,147,000) and Mitchell Avenue (£1,074,000)

North West

Broadway in Altrincham (£3,184,000) is now the most expensive street in the North West with four other streets in Altrincham also in the top 10; Barrow Lane (£2,998,000), Theobald Road (£2,378,000), Hill Top (£2,309,000) and Stanhope Road (£2,215,000).

Yorkshire and the Humber

The most expensive street in the region is Manor House Lane, Leeds (£2,367,000), followed by Fulwith Mill Lane, Harrogate (£1,770,000) and then The Purey Cust, York (£1,754,000).

West Midlands

In the West Midlands, Bakers Lane in Solihull is priciest, with houses costing an average £2,341,000. Ladywood Road (£2,029,000) and Kenilworth Close (£1,902,000) both in Sutton Coldfield are in second and third place in the region.

East Midlands

Warren Hill in Leicester (£1,615,000) is the most expensive street, followed by Melton Road, Nottingham (£1,600,000) and Park Lane in Towcester (£1,348,000).

Press Office Contact



Ellie Morris, ellie.morris@loydsbanking.com, 07788 352 541

Jason Clarke, jason.clarke@loydsbanking.com, 07385 389 293

Press Release



East of England

In the East, the top six most expensive streets are all over £3 million. Chaucer Road in Cambridge (£4,240,000) is top, followed by Coopersale Street in Epping (£3,567,000), then Newlands Avenue in Radlett (£3,432,000).

South East

The only street outside London to make the top 20 most expensive streets in the UK is Titlarks Hill in Ascot (£12,318,000), followed in the region by Westbrook Hill in Godalming (£8,960,000) and East Road in Weybridge (£8,364,000)

South West

Five of the top 10 most expensive streets in the South West are in Poole, Dorset with Lawrence Drive (£4,085,000) in first place, with properties costing an average of over £4 million. Weston Park in the historic City of Bath (£3,328,000) is second and Mornish Road, Poole (£2,850,000) third.

Wales

Benar Headland in Pwllheli is the most expensive street in Wales with an average price of £1,730,000, followed by Llys Helyg Drive in Llandudno (£1,219,000) and Hanley Cwrt in Usk (£1,152,000). In the Welsh capital of Cardiff, the most expensive street is Westbourne Crescent (£1,003,000).

ENDS

Press Office Contact



Ellie Morris, ellie.morris@loydsbanking.com, 07788 352 541

Jason Clarke, jason.clarke@loydsbanking.com, 07385 389 293

Press Release



TABLES: Source: Land Registry and Royal Mail. All data within tables are for the period between January 2017 and September 2022.

20 most expensive streets in England and Wales 2022

Street Name	Posttown	Region	Postcode	Average House Price £: 2017-2022
Phillimore Gardens	London	Greater London	W8	£23,802,000
Grosvenor Square	London	Greater London	W1K	£23,549,000
Ilchester Place	London	Greater London	W14	£17,678,000
Grosvenor Crescent	London	Greater London	SW1X	£15,440,000
Clarendon Road	London	Greater London	W11	£14,950,000
Ashburton Place	London	Greater London	W1J	£14,732,000
Lansdowne Road	London	Greater London	W11	£14,621,000
The Vale	London	Greater London	SW3	£14,020,000
Knightsbridge	London	Greater London	SW1X	£14,009,000
Chelsea Square	London	Greater London	SW3	£13,231,000
Elsworthy Road	London	Greater London	NW3	£12,490,000
Titlarks Hill	Ascot	South East	SL5	£12,318,000
Manresa Road	London	Greater London	SW3	£11,878,000
Carlyle Square	London	Greater London	SW3	£11,824,000
Gilston Road	London	Greater London	SW1	£11,583,000
Victoria Road	London	Greater London	W8	£11,291,000
Mulberry Square	London	Greater London	SW1W	£10,967,000
Chester Terrace	London	Greater London	NW1	£10,850,000
Whistler Square	London	Greater London	SW1W	£10,819,000
Stanhope Gate	London	Greater London	W1K	£10,758,000

Press Office Contact



Ellie Morris, ellie.morris@lloydsbanking.com, 07788 352 541

Jason Clarke, jason.clarke@lloydsbanking.com, 07385 389 293

Press Release



Regional: Five most expensive streets in England and Wales 2022 by region

North East

Street Name	Posttown	Postcode	Average House Price £: 2017-2022
Ramside Park	Durham	DH1	£1,553,000
Gubeon Wood	Morpeth	NE61	£1,491,000
Graham Park Road	Newcastle Upon Tyne	NE3	£1,339,000
Runnymede Road	Newcastle Upon Tyne	NE20	£1,245,000
South Drive	Newcastle Upon Tyne	NE13	£1,201,000

North West

Street Name	Posttown	Postcode	Average House Price £: 2017-2022
Broadway	Altrincham	WA15	£3,184,000
Barrow Lane	Altrincham	WA15	£2,998,000
Underwood Road	Alderley Edge	SK9	£2,925,000
Summerhill Road	Macclesfield	SK10	£2,783,000
Whitebarn Road	Alderley Edge	SK9	£2,696,000

Yorkshire and the Humber

Street Name	Posttown	Postcode	Average House Price £: 2017-2022
Manor House Lane	Leeds	LS17	£2,367,000
Fulwith Mill Lane	Harrogate	HG2	£1,770,000
The Purey Cust	York	YO1	£1,754,000
Calf Hill Road	Holmfirth	HD9	£1,697,000
Walton Avenue	Harrogate	HG3	£1,650,000

Press Office Contact



Ellie Morris, ellie.morris@lloydsbanking.com, 07788 352 541

Jason Clarke, jason.clarke@lloydsbanking.com, 07385 389 293

Press Release



West Midlands

Street Name	Posttown	Postcode	Average House Price £: 2017-2022
Bakers Lane	Solihull	B93	£2,341,000
Ladywood Road	Sutton Coldfield	B74	£2,029,000
Kenilworth Close	Sutton Coldfield	B74	£1,902,000
Luttrell Road	Sutton Coldfield	B74	£1,854,000
Temple Road	Solihull	B93	£1,825,000

East Midlands

Street Name	Posttown	Postcode	Average House Price £: 2017-2022
Warren Hill	Leicester	LE6	£1,615,000
Melton Road	Nottingham	NG12	£1,600,000
Park Lane	Towcester	NN12	£1,348,000
Golf Lane	Northampton	NN6	£1,316,000
Cour D'Honneur	Oakham	LE15	£1,309,000

East of England

Street Name	Posttown	Postcode	Average House Price £: 2017-2022
Chaucer Road	Cambridge	CB2	£4,240,000
Coopersale Street	Epping	CM16	£3,567,000
Newlands Avenue	Radlett	WD7	£3,432,000
Astons Road	Northwood	HA6	£3,344,000
Park Avenue North	Harpenden	AL5	£3,331,000

Press Office Contact



Ellie Morris, ellie.morris@loydsbanking.com, 07788 352 541

Jason Clarke, jason.clarke@loydsbanking.com, 07385 389 293

Press Release



South East

Street Name	Posttown	Postcode	Average House Price £: 2017-2022
Titlarks Hill	Ascot	SL5	£12,318,000
Westbrook Hill	Godalming	GU8	£8,960,000
East Road	Weybridge	KT13	£8,364,000
Woodlands Road East	Virginia Water	GU25	£6,180,000
Montrose Gardens	Leatherhead	KT22	£5,862,000

South West

Street Name	Posttown	Postcode	Average House Price £: 2017-2022
Lawrence Drive	Poole	BH13	£4,085,000
Weston Park	Bath	BA1	£3,328,000
Mornish Road	Poole	BH13	£2,850,000
Charlton Park Gate	Cheltenham	GL53	£2,702,000
St. Catherines Cove	Fowey	PL23	£2,526,000

Wales

Street Name	Posttown	Postcode	Average House Price £: 2017-2022
Benar Headland	Pwllheli	LL53	£1,730,000
Llys Helyg Drive	Llandudno	LL30	£1,219,000
Hanley Cwrt	Usk	NP15	£1,152,000
Forrest Road	Penarth	CF64	£1,092,000
St. Marys Well Bay Road	Penarth	CF64	£1,085,000

Notes to editors:

Source: Land Registry and Royal Mail. *For period between January 2017 and September 2022

All prices are based on transactions between January 2017 and September 2022 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 2022 is £ 351,082.

The data in this report are compiled from over 1.8 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 2017 and September 2022. The transactions data is sourced from the Land Registry, and individual post codes (and not streetname, as there can be several occurrences

Press Office Contact



Ellie Morris, ellie.morris@lloydsbanking.com, 07788 352 541

Jason Clarke, jason.clarke@lloydsbanking.com, 07385 389 293

Press Release



with same name) from the Royal Mail. Only post codes/streets where there have been at least three transactions over the period are included.

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 2022.

Data produced by Land Registry © Crown copyright 2022. This information is intended for the sole use of journalists and media professionals.

Press Office Contact



Ellie Morris, ellie.morris@lloydsbanking.com, 07788 352 541

Jason Clarke, jason.clarke@lloydsbanking.com, 07385 389 293