

## A £20 million home for Christmas: the UK's most expensive street revealed

- **Grosvenor Square in Mayfair, London is now Britain's most expensive street**
- **The UK's 10 most expensive streets are all in London, with an average price tag of over £14.5 million**
- **East Road, Weybridge is priciest residential road, outside of the capital**

Halifax has revealed the UK's most expensive streets, with Grosvenor Square in the London borough of Westminster now topping the list.

Average house prices in the area, which sits at the heart of Mayfair, will set buyers back a jaw dropping £20.35 million. Grosvenor Square is one of the largest squares of its kind in London, with a rich history which can be traced to the early 18<sup>th</sup> century.

Heading west to the borough of Kensington and Chelsea in cosmopolitan Notting Hill, Clarendon Road takes second spot with an average price tag just shy of the £20 million mark, at £19.96m. Making up the top three – and home to world-famous luxury shopping destination Harrods – is London's Knightsbridge, where properties now cost an average £19.95 million.

If a home on one of London's priciest streets is top of the Christmas list this year, deep pockets will be needed, with the average price tag now £14.5 million.

With the average UK house price now £283,615\* the costliest properties in the country are almost 72 times more expensive than a typical home.

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

Street	Location	Postcode	Average house price 2018 - 2023
Grosvenor Square	London	W1K	£20,347,000
Clarendon Road	London	W11	£19,963,000
Knightsbridge	London	SW1X	£19,949,000
Phillimore Gardens	London	W8	£19,113,000
Ilchester Place	London	W14	£17,678,000
Grosvenor Crescent	London	SW1X	£16,397,000
Ashburton Place	London	W1J	£15,048,000
The Little Boltons	London	SW10	£14,925,000

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Chepstow Villas	London	W11	£14,775,000
Chelsea Square	London	SW3	£14,666,000

Source: Land Registry and Royal Mail (postcodes), transactions between January 2018 and September 2023.

The most expensive street outside of the capital is East Road, in Weybridge, where an average home will set buyers back over £9m. For a relative bargain, the priciest residences in Wales start from £1.3m.

**Kim Kinnaird, Mortgages Director, Halifax said:** “Buying any home is expensive and likely to be the biggest single purchase most people will ever make.

“Purchasing a property on one of Britain’s most expensive streets comes with a colossal price tag and it’ll be no surprise that house prices in London continue to dominate, with the top ten priciest streets to buy a home all in the capital. But the gap between the most expensive streets is vast, depending on the region you live in, with the average house price for the priciest properties in London topping £20million, compared to around £1.3m in the North East.



“Even in the most expensive region outside of London, the South East, the top ten most expensive streets are, on average, £10 million cheaper than their London equivalents.”

## REGIONAL KEY FINDINGS

### **North East**

Ramside Park in Durham (£1,536,000) takes the top spot in the region for the second year running. Gubeon Wood, Morpeth (£1,491,000) remains in second place, followed by West Park Road in Sunderland, new in at third place (£1,297,000).

### **North West**

Old Hall Road in Windermere (£4,015,000) is now the most expensive street in the North West and Withinlee Road in Macclesfield in second place (£3,567,000) with Barrow Lane in Altrincham taking the third spot (£2,914,000).

### **Yorkshire and the Humber**

The most expensive street in the region is once again Manor House Lane, Leeds (£2,320,000), followed by Fulwith Mill Lane, Harrogate (£1,936,000), then Curly Hill, Ilkley (£1,662,000).

### **West Midlands**

In the West Midlands, Wellesbourne Road in Stratford upon Avon is priciest, with houses costing an average £2,044,000. Kenilworth Close (£1,869,000) and Luttrell Road (£1,869,000) both in Sutton Coldfield are in second and third place in the region.

### **East Midlands**

Croft Road in Nottingham (£1,694,000) is the most expensive street, followed by Warren Hill, Leicester (£1,615,000) and Melton Road, also in Nottingham (£1,600,000).

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## **East of England**

In the East, the top seven most expensive streets are all over £3 million. Woodlands Road in Cambridge (£3,832,000) is top, followed by Astons Road in Northwood (£3,760,000), then Newlands Avenue in Radlett (£3,606,000).

## **South East**

East Road in Weybridge is the most expensive street in the region with an average house price of £9,010,000 – the highest outside of the capital. This is followed by Westbrook Hill in Godalming (£8,960,000) and West Drive, Virginia Water in third place (£8,813,000).

## **South West**

Five of the top 10 most expensive streets in the South West are in Poole, Dorset with Lawrence Drive (£3,991,000) in first place and Mornish Road in second (£3,350,000). Charlton Park Gate in Cheltenham is in third place with an average house price of £3,063,000.

## **Wales**

Benar Headland in Pwllheli is again the most expensive street in Wales with an average price of £1,345,000, followed by Hanley Cwrt in Usk (£1,342,000) and Llys Helyg Drive in Llandudno (£1,153,000). In the Welsh capital of Cardiff, the most expensive street is the brand-new development of The Rise (£1,106,000).

## **ENDS**

**TABLES:** Source: Land Registry and Royal Mail (post codes.). Based on crude average prices for the period between January 2018 and September 2023.

### **20 most expensive streets in England and Wales 2023**

Street Name	Postcode	Region	Postcode	Average house price £ 2018-2023
Grosvenor Square	London	Greater London	W1K	£20,347,043
Clarendon Road	London	Greater London	W11	£19,962,500
Knightsbridge	London	Greater London	SW1X	£19,949,178
Phillimore Gardens	London	Greater London	W8	£19,112,972
Ilchester Place	London	Greater London	W14	£17,677,625
Grosvenor Crescent	London	Greater London	SW1X	£16,396,833
Ashburton Place	London	Greater London	W1J	£15,048,487
The Little Boltons	London	Greater London	SW10	£14,925,100
Chepstow Villas	London	Greater London	W11	£14,775,000
Chelsea Square	London	Greater London	SW3	£14,665,625
Addison Crescent	London	Greater London	W14	£13,833,333

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Pembridge Place	London	Greater London	W2	£13,022,820
Lansdowne Road	London	Greater London	W11	£12,496,250
Avenue Road	London	Greater London	NW8	£12,270,556
Winnington Road	London	Greater London	N2	£11,498,333
Egerton Crescent	London	Greater London	SW3	£11,031,264
Eccleston Mews	London	Greater London	SW1X	£10,975,000
Eyre Road	London	Greater London	NW8	£10,960,700
Carlyle Square	London	Greater London	SW3	£10,752,857
Mulberry Walk	London	Greater London	SW3	£10,750,000

## Regional: Five most expensive streets in England and Wales 2023 by region

### North East

Street Name	Postcode	Postcode	Average house price £ 2018-2023
Ramside Park	Durham	DH1	£1,536,111
Gubeon Wood	Morpeth	NE61	£1,490,625
West Park Road	Sunderland	SR6	£1,297,000
Newcastle Road	Corbridge	NE45	£1,286,857
Westfield Drive	Newcastle Upon Tyne	NE3	£1,263,750

### North West

Street Name	Postcode	Postcode	Average house price £ 2018-2023
Old Hall Road	Windermere	LA23	£4,014,583
Withinlee Road	Macclesfield	SK10	£3,566,667
Barrow Lane	Altrincham	WA15	£2,914,167
Whitebarn Road	Alderley Edge	SK9	£2,861,667
Broadway	Altrincham	WA15	£2,733,293

### Yorkshire and the Humber

Street Name	Postcode	Postcode	Average house price £ 2018-2023
Manor House Lane	Leeds	LS17	£2,320,000
Fulwith Mill Lane	Harrogate	HG2	£1,936,136

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Curly Hill	Ilkley	LS29	£1,661,681
Walton Avenue	Harrogate	HG3	£1,650,000
College Farm Lane	Wetherby	LS22	£1,641,667

## West Midlands

Street Name	Postcode	Postcode	Average house price £ 2018-2023
Wellesbourne Road	Stratford-Upon-Avon	CV37	£2,044,000
Kenilworth Close	Sutton Coldfield	B74	£1,869,333
Luttrell Road	Sutton Coldfield	B74	£1,868,750
Bakers Lane	Solihull	B93	£1,829,286
Keepers Road	Sutton Coldfield	B74	£1,825,000

## East Midlands

Street Name	Postcode	Postcode	Average house price £ 2018-2023
Croft Road	Nottingham	NG12	£1,694,261
Warren Hill	Leicester	LE6	£1,615,000
Melton Road	Nottingham	NG12	£1,600,000
Cour D'Honneur	Oakham	LE15	£1,536,250
Old Road	Nottingham	NG11	£1,385,625

## East of England

Street Name	Postcode	Postcode	Average house price £ 2018-2023
Woodlands Road	Cambridge	CB22	£3,831,667
Astons Road	Northwood	HA6	£3,759,500
Newlands Avenue	Radlett	WD7	£3,605,703
Park Avenue North	Harpenden	AL5	£3,483,000
Barneswood	Welwyn	AL6	£3,241,667

## South East

Street Name	Postcode	Postcode	Average house price £ 2018-2023
East Road	Weybridge	KT13	£9,010,173
Westbrook Hill	Godalming	GU8	£8,960,000

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West Drive	Virginia Water	GU25	£8,813,333
Titlarks Hill	Ascot	SL5	£7,751,667
Camp End Road	Weybridge	KT13	£7,016,787

## South West

Street Name	Postcode	Postcode	Average house price £ 2018-2023
Lawrence Drive	Poole	BH13	£3,991,250
Mornish Road	Poole	BH13	£3,350,000
Charlton Park Gate	Cheltenham	GL53	£3,062,500
Bowmoor Edge	Lechlade	GL7	£2,918,333
Brudenell Avenue	Poole	BH13	£2,817,143

## Wales

Street Name	Postcode	Postcode	Average house price £ 2018-2023
Benar Headland	Pwllheli	LL53	£1,345,000
Hanley Cwrt	Usk	NP15	£1,341,667
Llys Helyg Drive	Llandudno	LL30	£1,152,500
Frances Road	Saundersfoot	SA69	£1,151,667
Langland Grove	Swansea	SA3	£1,140,000

## Notes to editors:

1. Source: Land Registry and Royal Mail (post codes) for transactions between January 2018 and September 2023

All prices are based on transactions between January 2018 and September 2023 recorded on the Land Registry database for transactions in England and Wales.

<sup>1</sup> UK average house price based on Land Registry data, 12 months rolling to September 2023 is £364,013.

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 2018 and September 2023. 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 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 2023.

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2. The most expensive street in Scotland is Ann Street, Edinburgh, with average house prices of £1,684,707. A separate press release is available with more data for Scotland. Please contact the Press Office for a copy.

\*[Halifax House Price Index](#)

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