



**NOT FOR BROADCAST OR PUBLICATION BEFORE 00.01 HRS Tuesday 29<sup>th</sup> December 2009**

## **STREETS OF WEST LONDON ARE THE MOST EXPENSIVE IN ENGLAND AND WALES**

**Wycombe Square in the Royal Borough of Kensington and Chelsea is the most expensive street in England and Wales with an average property price of £5,401,447, according to latest research from Halifax<sup>1</sup>.** The Royal Borough provides half of the 20 most expensive residential streets in the country.

**The ten most expensive streets are all in Greater London.** The second most expensive street is Ingram Avenue in Hampstead with an average house price of £4,872,500.

**Moles Hill in Leatherhead in Surrey (£2,645,000) is the most expensive street outside the capital.** South Road in Weybridge (£2,550,625), Leys Road in Leatherhead (£2,549,545), Woodlands Road West in Virginia Water (£2,543,500) and Phillipines Shaw in Sevenoaks (£2,351,538) are the other most expensive streets outside London in the country's top 20. **(See Table 1)**

**The most expensive street outside southern England is Withinlee Road in Macclesfield (£1,205,833).** The two next most expensive are both in Altrincham in Cheshire; Park Lane (£1,167,500) and Eyebrook Road (£1,090,916). Five of the nine regions in England have streets with an average house price of over £1,000,000.

Druidstone Road in the Old St Mellons area of Cardiff is the most expensive residential street in Wales with an average house price of £621,000. **(See Table 2)**

**Nitesh Patel, housing economist at Halifax, comments:**

"Unsurprisingly, many of the most expensive residential streets in England and Wales are in the Royal Borough of Kensington and Chelsea with more than half of the 30 most expensive London streets in the borough. Kensington and Chelsea has long had a global appeal, but the fall in the value of Sterling has helped to attract foreign buyers over the past year despite the worldwide economic recession.

"Across most regions, the survey shows that the most expensive streets are tightly clustered within the same area."

<sup>1</sup> All prices are based on transactions between 2005 and 2009 recorded on the Land Registry database.

## REGIONAL KEY FINDINGS

### East Anglia (Table 4)

**Eight of the ten most expensive streets in East Anglia are in Cambridge.** Six of these streets are close to the main University area (particularly around the Botanic Gardens) in the CB2 postal district. The most expensive street is Sedley Taylor Road with an average house price of £958,440.

### East Midlands (Table 5)

**Valley Road in West Bridgford - south of the River Trent in Nottingham - is the most expensive street in the East Midlands with an average price of £851,000.** Other expensive streets in the region include Turnberry Lane in Northampton (£676,000), First Drift in Stamford (£622,083) and Gullet Lane in Leicester (£601,388).

### North East (Table 6)

**Seven of the ten most expensive streets in the North East are in Newcastle with many of them in the Jesmond and Gosforth areas.** Lindisfarne Road is the most expensive with an average price of £1,003,822, followed by Darras Road (£830,750) and Grove Park Square (£730,541).

### North West (Table 7)

**The ten most expensive streets in the North West are all in areas south of Manchester.** These include Withinlee Road in Macclesfield (£1,205,833), Park Lane in Altrincham (£1,167,500), Eyebrook Road in Altrincham (£1,090,916), Macclesfield Road in Alderley Edge (£1,018,948) and Pownal Road in Stockport (£1,004,215).

### South East (Table 8)

**Seven of the ten most expensive streets in the South East are in Surrey.** These include South Road in Weybridge (£2,550,625), Leys Road in Leatherhead (£2,549,545) and Woodland Road West in Virginia Water (£2,543,500). Philippines Shaw in Sevenoaks is the most expensive street in Kent (£2,531,538).

### South West (Table 9)

**The attraction of coastal life has its pull as Poole has seven of the ten most expensive streets in the South West.** These include Brudenell Avenue, which is the most expensive street in the region with an average price of £1,927,491, followed by Elms Avenue (£1,482,987), Bingham Avenue (£1,138,756) and Lilliput Road (£1,073,588). These are all situated in, or close to, the Sandbanks area of Poole.

### Wales (Table 10)

**The majority of the most expensive streets in Wales are in the Cardiff area,** including Druidstone Road in Old St Mellons (£621,000), Cefn Mably Park in Cefn Mably (£564,612) and Lady Mary Road in Roath Park (£528,662). Honeysuckle Lane in Colwyn Bay on the north coast (£550,000) is the only street outside south Wales in the top 10.

### **West Midlands (Table 11)**

**Five of the ten most expensive streets in West Midlands are in Solihull.** The most expensive streets are Alderbrook Road (£837,208) and Widney Manor Road (£735,030). Other expensive streets in this region are Avenue Road in Stratford-upon-Avon (£745,550), the Manors of Shelsley in Worcester (£726,400) and Oldborough Drive in Warwick (£689,812).

### **Yorkshire and Humber (Table 12)**

**The most expensive streets in Yorkshire and the Humber are mainly in the area that makes up the so-called "Golden Triangle" between Harrogate, York and north Leeds.** Six of the ten most expensive streets in the region are in Harrogate; including Royal Gardens (£720,800), Green Lane (£712,465) and Wheatlands Road East (£600,062). The region's top 10 also includes Main Street in Knaresborough (£696,000), St. Paul's Square in York (£623,000) and Wigton Lane in Alwoodley, Leeds (£611,406).

**Table 1: 20 Most Expensive Streets in England & Wales**

Street Name	Area	Region	Postcode	Average House Price £ - 2005/09
Wycombe Square	Kensington and Chelsea	Greater London	W87	5,401,447
Ingram Avenue	Hampstead	Greater London	NW11	4,872,500
Cottesmore Gardens	Kensington and Chelsea	Greater London	W85	4,288,125
Mallord Street	Kensington and Chelsea	Greater London	SW36	3,864,444
Stormont Road	Highgate	Greater London	N64	3,375,277
Brunswick Gardens	Kensington and Chelsea	Greater London	W8	3,085,590
Bedford Gardens	Kensington and Chelsea	Greater London	W8	2,944,388
Sloane Gardens	Kensington and Chelsea	Greater London	SW1	2,695,125
Parkside	Merton	Greater London	SW19	2,689,562
Paultons Square	Kensington and Chelsea	Greater London	SW3	2,667,500
Moles Hill	Leatherhead	South East	KT22	2,645,000
Duchess Of Bedfords Walk	Kensington and Chelsea	Greater London	W8	2,629,447
Arthur Road	Wimbledon	Greater London	SW19	2,578,333
Imperial Wharf	Hammersmith and Fulham	Greater London	SW6	2,578,000
South Road	Weybridge	South East	KT13	2,550,625
Leys Road	Leatherhead	South East	KT22	2,549,545
Woodlands Road West	Virginia Water	South East	GU25	2,543,500
Hans Place	Kensington and Chelsea	Greater London	SW1	2,537,515
Halsey Street	Kensington and Chelsea	Greater London	SW3	2,358,333
Phillippines Shaw	Sevenoaks	South East	TN14	2,351,538

Source: Land Registry and Royal Mail

**Table 2: Most Expensive Street in Each Region**

Region	Street Name	Area	Postcode	Average House Price £ - 2005/09
North	Lindisfarne Road	Jesmond, Newcastle	NE22	1,003,822
North West	Withinlee Road	Macclesfield	SK10	1,205,833
Yorkshire & the Humber	Royal Gardens	Harrogate	HG2	720,800
West Midlands	Alderbrook Road	Solihull	B91	908,750
East Midlands	Valley Road	Nottingham	NG2	851,000
East Anglia	Sedley Taylor Road	Cambridge	CB2	958,440
South West	Brudenell Avenue	Poole	BH13	1,927,491
South East	Moles Hill	Leatherhead	KT22	2,645,000
Greater London	Wycombe Square	Kensington and Chelsea	W8	5,401,447
Wales	Druidstone Road	Old St Mellons, Cardiff	CF3	621,000

Source: Land Registry and Royal Mail

**Table 3: 10 Most Expensive Streets in Greater London**

Street Name	Area	Postcode	Average House Price £ - 2005/09
Wycombe Square	Kensington and Chelsea	W8	5,401,447
Ingram Avenue	Barnet	NW11	4,872,500
Cottesmore Gardens	Kensington and Chelsea	W8	4,288,125
Mallord Street	Kensington and Chelsea	SW3	3,864,444
Stormont Road	Haringey	N6	3,375,277
Brunswick Gardens	Kensington and Chelsea	W8	3,085,590
Bedford Gardens	Kensington and Chelsea	W8	2,944,388
Sloane Gardens	Kensington and Chelsea	SW1	2,695,125
Parkside	Merton	SW19	2,689,562
Paultons Square	Kensington and Chelsea	SW3	2,667,500

**Table 4: 10 Most Expensive Streets in East Anglia**

Street Name	Area	Postcode	Average House Price £ - 2005/09
Sedley Taylor Road	Cambridge	CB2	958,440
Brooklands Avenue	Cambridge	CB2	941,875
Hills Road	Cambridge	CB2	829,750
Wilberforce Road	Cambridge	CB3	780,611
Aberdeen Avenue	Cambridge	CB2	736,723
St. Barnabas Road	Cambridge	CB12	710,933
Lime Tree Road	Norwich	NR22	707,272
Warkworth Street	Cambridge	CB11	693,125
Richard Foster Road	Cambridge	CB2	666,666
Thicket Road	Huntingdon	PE28	649,166

**Table 5: 10 Most Expensive Streets in East Midlands**

Street Name	Area	Postcode	Average House Price £ - 2005/09
Valley Road	Nottingham	NG2	851,000
Turnberry Lane	Northampton	NN4	676,000
Belfry Lane	Northampton	NN4	638,691
First Drift	Stamford	PE9	622,083
Second Drift	Stamford	PE9	612,493
Gullet Lane	Leicester	LE9	601,388
Digmire Lane	Ashbourne	DE6	590,388
Swithland Lane	Leicester	LE7	586,768
Nottingham Road	Nottingham	NG15	574,444
May Lodge Drive	Newark	NG22	574,375

**Table 6: 10 Most Expensive Streets in North East**

Street Name	Area	Postcode	Average House Price £ - 2005/09
Lindisfarne Road	Newcastle Upon Tyne	NE2	1,003,822
Darras Road	Newcastle Upon Tyne	NE20	830,750
Grove Park Square	Newcastle Upon Tyne	NE3	730,541
The Grove	Newcastle Upon Tyne	NE3	702,500
Swainston Close	Billingham	TS22	691,666
Castlereagh	Billingham	TS22	643,368
Lumley Way	Newcastle Upon Tyne	NE3	635,224
Bemersyde Drive	Newcastle Upon Tyne	NE2	622,812
Westhouse Avenue	Durham	DH1	598,422
Moor Crescent	Newcastle	NE3	590,611

**Table 7: 10 Most Expensive Streets in North West**

Street Name	Area	Postcode	Average House Price £ - 2005/09
Withinlee Road	Macclesfield	SK10	1,205,833
Park Lane	Altrincham	WA15	1,167,500
Eyebrook Road	Altrincham	WA14	1,090,916
Macclesfield Road	Alderley Edge	SK9	1,018,948
Pownall Avenue	Stockport	SK7	1,004,215
Parkfield Road	Knutsford	WA16	942,222
Goughs Lane	Knutsford	WA16	914,375
Bradgate Road	Altrincham	WA14	885,147
South Downs Road	Altrincham	WA14	877,916
Carrwood Road	Wilmslow	SK9	864,916

**Table 8: 10 Most Expensive Streets in South East**

Street Name	Area	Postcode	Average House Price £ - 2005/09
Moles Hill	Leatherhead	KT22	2,645,000
South Road	Weybridge	KT13	2,550,625
Leys Road	Leatherhead	KT22	2,549,545
Woodlands Road West	Virginia Water	GU25	2,543,500
Phillippines Shaw	Sevenoaks	TN14	2,351,538
Esher Park Avenue	Esher	KT10	2,280,625
Spicers Field	Leatherhead	KT22	2,223,888
Burkes Road	Beaconsfield	HP9	2,166,111
Broadwater Close	Walton-On-Thames	KT12	1,772,222
Fox Wood	Walton-On-Thames	KT12	1,735,666

**Table 9: 10 Most Expensive Streets in South West**

Street Name	Area	Postcode	Average House Price £ - 2005/09
Brudenell Avenue	Poole	BH13	1,927,491
Elms Avenue	Poole	BH14	1,482,987
Chaddesley Glen	Poole	BH13	1,233,762
Bingham Avenue	Poole	BH14	1,138,756
Lilliput Road	Poole	BH14	1,073,588
Restrouguet Point	Truro	TR3	1,015,769
Sandquay Road	Dartmouth	TQ6	977,820
Ilsham Marine Drive	Torquay	TQ1	972,233
Westminster Road	Poole	BH13	967,500
The Elms	Bath	BA1	886,218



**Table 10: 10 Most Expensive Streets in Wales**

Street Name	Area	Postcode	Average House Price £ - 2005/09
Druidstone Road	Old St Mellons, Cardiff	CF3	621,000
Cefn Mably Park	Cefn Mably, Cardiff	CF3	564,612
Honeysuckle Lane	Colwyn Bay	LL28	550,000
Lady Mary Road	Roath Park, Cardiff	CF23	528,662
Marine Parade	Penarth	CF64	526,611
Sanderling Way	Porthcawl	CF36	516,625
Millwood	Lisvane, Cardiff	CF14	509,272
Church Street	The Vale of Glamorgan	CF71	485,750
Coed Y Wenalt	Rhiwbina, Cardiff	CF14	477,071
Nant Coch Rise	Newport	NP20	455,221

**Table 11: 10 Most Expensive Streets in West Midlands**

Street Name	Area	Postcode	Average House Price £ - 2005/09
Alderbrook Road	Solihull	B91	837,202
Springfield Lane	Broadway	WR12	757,555
Avenue Road	Stratford-Upon-Avon	CV37	745,550
Widney Manor Road	Solihull	B91	735,030
The Manors Of Shelsley	Worcester	WR6	726,400
Park Avenue	Solihull	B91	709,505
Oldborough Drive	Warwick	CV35	689,812
Grange Road	Solihull	B91	663,125
Wyvern Road	Sutton Coldfield	B74	656,884
Rosemary Hill Road	Sutton Coldfield	B74	630,400

**Table 12: 10 Most Expensive Streets in Yorkshire and the Humber**

Street Name	Area	Postcode	Average House Price £ - 2005/09
Royal Gardens	Harrogate	HG2	720,800
Green Lane	Harrogate	HG2	712,465
Main Street	Knaresborough	HG5	696,000
St. Pauls Square	York	YO24	623,000
Wigton Lane	Leeds	LS17	611,406
Main Street	York	YO23	608,333
Wheatlands Road East	Harrogate	HG2	600,062
St. Winifreds Road	Harrogate	HG2	592,383
St. Thomas A Becket Walk	Harrogate	HG3	588,408
The Oval	Harrogate	HG2	586,200

Sources: Land Registry and Royal Mail

### 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 September 2005 and September 2009. The transactions data is sourced from the Land Registry, and individual post codes from the Royal Mail.

**A list of the Top 30 most expensive streets in the ten regions of England and Wales is available from the Press Office on request.**

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