

PRESS RELEASE

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MADE IN CHELSEA – BRITAIN'S MOST EXPENSIVE STREETS CONCENTRATED IN THE ROYAL BOROUGH

Lloyds TSB names the most costly addresses in England & Wales

Around the corner from Kensington Palace, Campden Hill Square in the heart of fashionable Holland Park is Britain's most expensive residential street with an average price of £4,863,000, according to latest research from Lloyds TSB.

Such is the pull of living in Kensington and Chelsea that six streets in the Royal Borough are in the list of the ten most expensive in the country. These include Drayton Gardens (with an average price of £4,428,000), Dawson Place (£3,891,000), Duchess of Bedfords Walk (£3,862,000) and Cadogan Square (£3,678,000).

Parkside, the most expensive street in last year's survey, is the second most expensive this year with an average price of £4,826,000. Parkside is one of two streets in Merton in South West London amongst the ten priciest; the other being Cedar Park Gardens (£3,596,000). [See Table 1]

Outside London

The most expensive streets away from the capital are mainly in the Home Counties. Properties on Leys Road in Leatherhead have an average price of £3,108,000 – the highest outside London. Other expensive streets outside Greater London include Moles Hill in Leatherhead (£2,608,000), Nuns Walk in Virginia Water (£2,574,000) and both Phillippines Shaw (£2,352,000) and Wildernesse Avenue (£2,293,000) in Sevenoaks.

Brundenell Avenue in Sandbanks in Dorset has an average house price of £2,024,000 and is the most expensive street outside London and the South East. Sandbanks is well known for commanding premium property prices, with Chaddesley Glen (£1,443,000), Crichel Mount Road (£1,415,000), Elms Avenue (£1,366,000) and Bingham Avenue (£1,310,000) all having an average price above £1 million.

Beyond the South

Outside southern England the most expensive street is Withinlee Road in Prestbury near Macclesfield – where the average house price stands at £1,649,000. Withinlee Road – favoured by footballers - is followed by Macclesfield Road in Alderley Edge (£1,320,000) and Torkington Road (£1,285,000) in Wilmslow. Graham Park Road in Newcastle (£1,228,000) and Quarry Park Road in Stourbridge (£1,070,000) are also amongst the most expensive streets in northern England.

Suren Thiru, Economist at Lloyds TSB, comments:

"The largest concentration of expensive properties is in Kensington and Chelsea. This part of London has always had a glamorous reputation, attracting buyers from the business and entertainment world, and more recently the super-rich from across the world. The area clearly has its attractions with excellent schools, upmarket shops, close proximity to the capital's business district and impressive properties. Other areas in the capital have similar

qualities but property prices in Kensington and Chelsea tend to outperform the rest of London.

Outside London, the areas with the most expensive streets are generally located well away from central areas, where buyers are typically attracted by larger properties and more green space."

REGIONAL KEY FINDINGS

East Anglia

The most expensive streets in East Anglia are concentrated in Cambridge. All are close to the main University area (particularly around the Botanic Gardens) in the CB2 and CB3 postal districts. The most expensive street is Sedley Taylor Road with an average house price of £ 1,111,000.

East Midlands

Valley Road in the Nottingham suburb of West Bridgford is the most expensive street in the East Midlands with an average price of £823,000. Unlike in other regions, the most expensive streets in the East Midlands are spread around the region in towns such as Northampton (Golf Lane, £795,000), Leicester (Swithland Lane, £675,000) and Belper (Hazelwood Road, £790,000).

North

Seven of the ten most expensive streets in the North are in Newcastle, with many of them in the Jesmond and Gosforth areas. Graham Park Road is the most expensive with an average price of £1,228,000, followed by Oakfield Road (£896,000) and Darras Road (£750,000).

North West

The ten most expensive streets in the North West are all in areas south of Manchester. Withinlee Road in Prestbury is followed by Macclesfield Road in Alderley Edge (£1,320,000) and Torkington Road (£1,285,000) in Wilmslow.

South East

Five of the ten most expensive streets in the South East are in Surrey. Properties on Leys Road in Leatherhead have an average price of £3,108,000 – the highest outside London. Other expensive streets in the region include Moles Hill in Leatherhead (£2,608,000), Nuns Walk in Virginia Water (£2,574,000) and both Phillippines Shaw (£2,352,000) and Wildernesse Avenue (£2,293,000) in Sevenoaks.

South West

Poole has six of the ten most expensive streets in the South West. Brundenell Avenue in Sandbanks in Dorset has an average house price of £2,024,000 and is the most expensive street outside of London and the South East. Sandbanks is well known for commanding premium property prices, with Chaddesley Glen (£1,443,000), Crichel Mount Road (£1,415,000), Elms Avenue (£1,366,000) and Bingham Avenue (£1,310,000) all having an average price above £1 million.

West Midlands

Four of the ten most expensive streets in the West Midlands are in Solihull. The most expensive streets are Quarry Park Road in Solihull (£1,070,000), Rosemary Hill Road in Sutton Coldfield (£990,000) and Alderbrook Road in Solihull (£939,000).

Yorkshire and the Humber

The most expensive streets in Yorkshire and the Humber are all located in the area that makes up the "Golden Triangle" between Harrogate, Wetherby and north Leeds. The region's most expensive street is Bracken Park in Scarcroft in Leeds with an average price of £934,000, followed by Wigton Lane in Leeds (£840,000) and Orchard Close in York (£800,000).

Wales

The most expensive street in Wales is Druidstone Road in Cardiff with an average house price of £685,000. Eight of the ten most expensive streets in the Principality are in Cardiff and Swansea; the remaining two are Gannock Road in Conwy (£677,000) and Glasllwch Lane in Gwent (£485,000).

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Editors' Notes

¹All prices are based on transactions between January 2007 and October 2011 recorded on the Land Registry database for transactions in England and Wales.

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 January 2007 and October 2011. 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 seven 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. "

Table 1: 50 Most Expensive Streets in England and Wales 2011

Street Name	Area	Region	Postcode	Average House Price £ - 2007/2011
Campden Hill Square	Kensington and Chelsea	Greater London	W8	4,863,000
Parkside	Merton	Greater London	SW19	4,826,000
Drayton Gardens	Kensington and Chelsea	Greater London	SW10	4,428,000
Dawson Place	Kensington and Chelsea	Greater London	W2	3,891,000
Duchess Of Bedfords Walk	Kensington and Chelsea	Greater London	W8	3,862,000
Cadogan Square	Kensington and Chelsea	Greater London	SW1X	3,678,000
Hamilton Terrace	Westminster	Greater London	NW8	3,621,000
Cedar Park Gardens	Merton	Greater London	SW19	3,596,000
Bramerton Street	Kensington and Chelsea	Greater London	SW3	3,522,000
Hampstead Lane	Camden	Greater London	N64	3,486,000
Ennismore Gardens	Westminster	Greater London	SW7	3,345,000
Hyde Park Gardens	Westminster	Greater London	W22	3,196,000
Leys Road	Oxshott, Surrey	South East	KT22	3,108,000
Springfield Road	Westminster	Greater London	NW8	2,931,000
Lancaster Gardens	Merton	Greater London	SW19	2,801,000
Kensington Park Road	Kensington and Chelsea	Greater London	W11	2,674,000
Hollycroft Avenue	Camden	Greater London	NW3	2,665,000
Moles Hill	Leatherhead	South East	KT22	2,608,000
Rawlings Street	Kensington and Chelsea	Greater London	SW3	2,601,000
Carlton Hill	Westminster	Greater London	NW8	2,577,000
Seymour Walk	Kensington and Chelsea	Greater London	SW10	2,577,000
Nuns Walk	Virginia Water	South East	GU25	2,574,000
Margaretta Terrace	Kensington and Chelsea	Greater London	SW3	2,538,000
Denbigh Gardens	Richmond upon Thames	South East	TW10	2,530,000
Martineau	Richmond upon	Greater London	TW1	2,523,000

Drive	Thames			
Eaton Park	Surrey	South East	KT11	2,393,000
Phillippines Shaw	Sevenoaks	South East	TN14	2,352,000
Wilderness Avenue	Sevenoaks	South East	TN15	2,293,000
Fishery Road	Maidenhead	South East	SL6	2,271,000
Esher Park Avenue	Esher	South East	KT10	2,160,000
Loom Lane	Radlett	South East	WD7	2,153,000
Linksway	Hillingdon	Greater London	HA6	2,031,000
Brudenell Avenue	Poole	South West	BH13	2,024,000
Coombe Hill Road	Kingston upon Thames	South East	KT2	1,930,000
St. Peters Road	Richmond upon Thames	Greater London	TW1	1,831,000
Bayleys Hill	Sevenoaks	South East	TN14	1,820,000
Park Road	Richmond upon Thames	South East	TW10	1,801,000
East Ridgeway	Potters Bar	South East	EN6	1,792,000
Water Lane	Cobham	South East	KT11	1,772,000
Lebanon Park	Richmond upon Thames	Greater London	TW1	1,718,000
West Strand	West Sussex	South East	PO20	1,709,000
Hancocks Mount	Windsor and Maidenhead	South East	SL5	1,699,000
Pachesham Park	Leatherhead	South East	KT22	1,698,000
Ince Road	Walton-on-Thames	South East	KT12	1,655,000
Drews Park	Beaconsfield	South East	HP9	1,651,000
Withinlee Road	Macclesfield	North West	SK10	1,649,000
Monks Walk	Welwyn Garden City	South East	SL5	1,642,000
Forest Drive	Bromley	South East	BR2	1,628,000
Queens Road	Richmond upon Thames	South East	TW10	1,616,000
Hoe Lane	Guildford	South East	GU5	1,616,000

Source: Land Registry and Royal Mail