



**EMBARGOED UNTIL 00.01 ON 23 DECEMBER 2024**

## **£21 million to live on UK's most expensive street**

- Knightsbridge in London now the priciest UK street
- The UK's 10 most expensive streets all in the capital, with an average price tag of £16.5 million
- East Road in Weybridge the most expensive address outside of London
  - Priciest UK properties are 60 times more than a typical home

Lloyds has revealed the UK's most expensive streets of 2024, with Knightsbridge in London topping the list. A home in the sought-after area – home to high-end boutiques and luxury hotels - will set buyers back a staggering £21.4 million.

Just over two miles away, Ilchester Place, located in the Holland Park area of Kensington, is in second place with an average price tag of £19.4 million. Rounding out the top three is Grosvenor Square (last year's most expensive), one of the largest squares in London, where properties now cost an average £19 million.

London dominates the priciest streets list and those dreaming of owning a home on one of these will need deep pockets, with average prices now £16.5 million.

With the average UK house price at £356,925\*, the most expensive properties in the country are almost 60 times more than a typical home.

Outside of the capital, East Road in Weybridge is the most expensive. The average home here comes in at just over £8 million, still a considerable price tag.

Wealthier buyers looking for an exclusive street in Wales would need around £1.3 million – the lowest 'most expensive' nation or region in the UK.

### **Contact**

**Table 1: Top 10 most expensive UK streets**

Street name	Location	Postcode	Average house price 2019-2024
Knightsbridge	London	SW1X	£21,409,000
Ilchester Place	London	W14	£19,387,000
Grosvenor Square	London	W1K	£19,061,000
Clarendon Road	London	W11	£17,030,000
Ashburton Place	London	W1J	£15,351,000
Avenue Road	London	NW8	£15,167,000
Phillimore Gardens	London	W8 7	£14,958,000
Chelsea Square	London	SW3	£14,666,000
Grosvenor Crescent	London	SW1X	£13,942,000
The Little Boltons	London	SW10	£13,696,000

**Source:** Registry and Royal Mail (postcode). Based on crude average prices for the period between September 2019 and August 2024.

**Amanda Bryden, Head of Mortgages, Lloyds said:**

“London’s dominance in the list of priciest streets underscores the city's continued appeal and the resulting competitiveness at the very top end of the property market. However, at £21.4 million to buy a home, even those with the deepest pockets might balk at the price.

“The cost of securing a prestigious address does vary across the country. For instance, living on the most expensive street in Wales means paying around £1.3 million, although still a significant amount.”



## Regional top prices

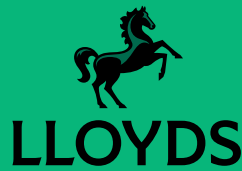
### East Midlands

Croft Road in Nottingham is the most expensive street once again (£1,620,000). Warren Lane, Leicester (£1,563,000) also retains second spot. Golf Lane in Northampton (£1,512,000) is new in third place.

### East of England

In the East of England, Park Avenue North, Harpenden, is now the most expensive street (£3,587,000), followed by Newlands Avenue in Radlett (£3,415,000). Last year’s first place Woodlands Road in Cambridge (£3,294,000) is now third.

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### **North East**

Ramside Park in Durham (£1,538,000) retains the top spot in the region. Runnymede Road (£1,440,000) and Westfield Drive (£1,340,000) both in Newcastle Upon Tyne make up second and third place.

### **North West**

An all-new top three in the North West is made up of first and second places both in Altrincham - Barrow Lane (£2,914,000) and Broadway (£2,905,000). Flitsand Road in Wilmslow (£2,659,000) completes the top three.

### **Scotland**

Queens Crescent in Auchterarder is Scotland's most expensive postcode at nearly £3 million (£2,927,000), followed by Ann Street in Edinburgh (£1,807,000). Glasgow's Elphinstone Road (£1,645,000) is in third place.

### **South East**

East Road in Weybridge (£8,004,000) - which is also the most expensive area outside of London - retains first place in the South East. Camp End Road also in Weybridge (£6,120,000) is new in second place this year, followed by Spring Woods in Virginia Water (£5,485,000) who retains third place from last year.

### **South West**

Brudenell Avenue in Poole (£3,062,000) is now the priciest in the region. Charlton Park Gate in Cheltenham (£2,829,000) last year's third place moves up to second followed by Bury Road in Poole (£2,547,000).

### **Wales**

Wales has some of the lowest most expensive properties in the UK. Benar Headland in Pwllheli (£1,345,000) is again the most expensive street in Wales, followed by Twyncyn in Dinas Powys (£1,185,000). In the Welsh capital of Cardiff, Llandennis Avenue has the priciest property price tag (£1,135,000) and the third most expensive across the whole of Wales.

### **West Midlands**

Solihull has some of the most expensive houses in the West Midlands, topping the list is Bakers Lane (£1,948,000) closely followed by Rising Lane (£1,880,000). Roman Road in Sutton Coldfield (£1,796,000) completes the list.

### **Yorkshire and The Humber**

The most expensive street in the region is once again Manor House Lane, Leeds (£2,135,000), followed by Fulwith Mill Lane, Harrogate (£2,069,000), then Curly Hill, Ilkley (£1,662,000).

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## Tables

**Sources:** Land Registry and Royal Mail (postcode). Based on crude average prices for the period between September 2019 and August 2024.

**Table 2: Top 20 most expensive streets in the UK**

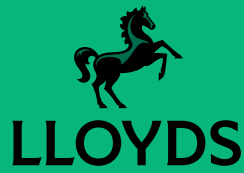
Street name	Location	Postcode	Average house price 2019-2024
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Avenue Road	London	NW8	£15,167,000
Phillimore Gardens	London	W8 7	£14,958,000
Chelsea Square	London	SW3	£14,666,000
Grosvenor Crescent	London	SW1X	£13,942,000
The Little Boltons	London	SW10	£13,696,000
Glebe Place	London	SW3	£13,369,000
Mulberry Walk	London	SW3	£12,717,000
Winnington Road	London	N2 0	£11,336,000
Whistler Square	London	SW1W	£11,243,000
Addison Crescent	London	W14	£11,174,000
Lansdowne Road	London	W11	£10,955,000
Victoria Road	London	W8 5	£10,895,000
Carlyle Square	London	SW3	£10,744,000
Tregunter Road	London	SW10	£10,573,000
Stanhope Gate	London	W1K	£10,379,000

### Regional tables: Five most expensive UK streets 2024 by region

#### East Midlands

Street name	Town	Postcode	Average house price 2019-2024
Croft Road	Nottingham	NG12	£1,620,000
Warren Hill	Leicester	LE6	£1,563,000
Golf Lane	Northampton	NN6	£1,512,000
Stamford Road	Leicester	LE9	£1,505,000

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Dovedale Road	Nottingham	NG2	£1,394,000
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### East of England

Street name	Town	Postcode	Average house price 2019-2024
Park Avenue North	Harpenden	AL5	£3,587,000
Newlands Avenue	Radlett	WD7	£3,415,000
Woodlands Road	Cambridge	CB22	£3,294,000
Astons Road	Northwood	HA6	£3,104,000
Meadway	Berkhamsted	HP4	£3,089,000

### London

Street name	Town	Postcode	Average house price 2019-2024
Knightsbridge	London	SW1X	£21,409,000
Ilchester Place	London	W14	£19,387,000
Grosvenor Square	London	W1K	£19,061,000
Clarendon Road	London	W11	£17,030,000
Ashburton Place	London	W1J	£15,351,000

### North East

Street name	Town	Postcode	Average house price 2019-2024
Ramside Park	Durham	DH1	£1,538,000
Runnymede Road	Newcastle Upon Tyne	NE20	£1,440,000
Westfield Drive	Newcastle Upon Tyne	NE3	£1,340,000
Whalton Park	Morpeth	NE61	£1,312,000
Newcastle Road	Corbridge	NE45	£1,306,000

### North West

Street name	Town	Postcode	Average house price 2019-2024
Barrow Lane	Altrincham	WA15	£2,914,000
Broadway	Altrincham	WA15	£2,905,000
Fletsand Road	Wilmslow	SK9	£2,659,000
Withinlee Road	Macclesfield	SK10	£2,381,000
Macclesfield Road	Macclesfield	SK10	£2,243,000

### Scotland

Street name	Town	Postcode	Average house price
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			<b>2019-2024</b>
Queens Crescent	Auchterarder	PH3	£2,927,000
Ann Street	Edinburgh	EH4	£1,807,000
Elphinstone Road	Glasgow	G46	£1,645,000
Regent Terrace	Edinburgh	EH7	£1,621,000
Wester Coates Avenue	Edinburgh	EH12	£1,615,000

### South East

<b>Street name</b>	<b>Town</b>	<b>Postcode</b>	<b>Average house price 2019-2024</b>
East Road	Weybridge	KT13	£8,004,000
Camp End Road	Weybridge	KT13	£6,120,000
Spring Woods	Virginia Water	GU25	£5,485,000
Birds Hill Drive	Leatherhead	KT22	£5,268,000
Furze Field	Leatherhead	KT22	£4,799,000

### South West

<b>Street name</b>	<b>Town</b>	<b>Postcode</b>	<b>Average house price 2019-2024</b>
Brudenell Avenue	Poole	BH13	£3,062,000
Charlton Park Gate	Cheltenham	GL53	£2,829,000
Bury Road	Poole	BH13	£2,547,000
Fortescue Road	Salcombe	TQ8	£2,500,000
Martello Road	Poole	BH13	£2,479,000

### Wales

<b>Street name</b>	<b>Town</b>	<b>Postcode</b>	<b>Average house price 2019-2024</b>
Benar Headland	Pwllheli	LL53	£1,345,000
Twyncyn	Dinas Powys	CF64	£1,185,000
Llandennis Avenue	Cardiff	CF23	£1,135,000
The Rise	Cardiff	CF11	£1,116,000
Gannock Park West	Conwy	LL31	£1,058,000

### West Midlands

<b>Street name</b>	<b>Town</b>	<b>Postcode</b>	<b>Average house price 2019-2024</b>
Bakers Lane	Solihull	B93	£1,948,000
Rising Lane	Solihull	B94	£1,880,000
Roman Road	Sutton Coldfield	B74	£1,796,000

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Hartopp Road	Sutton Coldfield	B74	£1,674,000
Tiddington Road	Stratford-Upon-Avon	CV37	£1,620,000

### Yorkshire and The Humber

Street name	Town	Postcode	Average house price 2019-2024
Manor House Lane	Leeds	LS17	£2,135,000
Fulwith Mill Lane	Harrogate	HG2	£2,069,000
Curly Hill	Ilkley	LS29	£1,662,000
The Purey Cust	York	YO1	£1,555,000
Sandmoor Drive	Leeds	LS17	£1,462,000

## Notes to editor

Sources: Land Registry and Royal Mail (post codes) for transactions between September 2019 and August 2024.

All prices are based on transactions between September 2019 and August 2024 recorded on the Land Registry database for transactions in England and Wales.

\*UK average house price based on Land Registry data, 12 months rolling to August 2024 is £356,925.

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 September 2019 and August 2024. 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 five 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 2024.

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