

Millionaires' Rows 2019: The UK's most expensive streets

£30m+ deals on Holland Park's Ilchester Place and Knightsbridge's Princes Gate have helped propel average prices to over £17m on each, according to Lloyds Bank's annual rundown

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London

Lloyds Bank

Ilchester Place has once again topped Lloyds Bank's rundown of the UK's most expensive streets.

A chunky £30m sale on the leafy Holland Park turning, [reported by PrimeResi back in the Spring](#), helped push the average price from £15.6m to £17.2m in the past year, according to the annual survey.

The nine-bed double-fronted mansion was the sole transaction recorded on the road during the 12-month period, following two smaller affairs at £12.85m and £12.25m in 2018, and takes the total number of registered deals to eight over the last five years.

For those with an interest, rumour has it that one of the best options on the street is being brought to market at around £37m early next year, and it may be worth keeping an eye on a facade retention project being undertaken by top-end design practice Studio Indigo, which was green-lighted by RBKC last month (PP/19/06532).

The Lloyds research puts Princes Gate in Knightsbridge in second place at £17.1m, lifted by one of the other deals of 2019.

A super-prime slice of the 1840s Italianate terrace overlooking Hyde Park went through at £32.5m in September, as reported [here](#).

An end-of-terrace position – along with a kink in the boundary – allowed the handsome specimen to reach an “exceptional size” via the addition of a substantial rear wing, resulting in an unusual L-shaped footprint.

Phillimore Gardens (£16m), Tregunter Road (£16m) and Chesham Place (£15m) completed

the top five addresses in this year's league table, which differs from Zoopla's annual effort in using actual sales rather than estimated values.

London accounts for the entire top ten, with Oxford's Charlbury Road (£5.2m, 11th) and Weybridge's Camp End Road (£5.2m, 12th) the highest-placed addresses outside of the capital.

The rubric requires a certain number of registered transactions for inclusion (at least five over five years), hence the notable absence of Kensington Palace Gardens, which Zoopla calculates to have an average price of nearly £36.5m.

Andrew Mason, Mortgage Director, Lloyds Bank: "The country's most expensive streets are getting even pricier, with the top 20 rising by an eye-watering £1.7million on average over the past year.

"While the prime London boroughs of Westminster and Kensington and Chelsea continue to top the tables, the South East's Charlbury Road in Oxford becomes the most expensive street outside London.

"The average house prices in the top 10 priciest streets in the South East have risen by around £300,000 in the past year, with the 10 prestigious addresses in the area commanding an average house price in excess of £4.4 million.

"More than 80 of the most expensive regions across England now all have at least one million-pound street, while the most expensive address in Wales has an average house price just short of the mark at £900,000."

Ranked: The UK's most expensive streets 2019 (Lloyds Bank)

1. Ilchester Place, Kensington And Chelsea, London, £17.2m
2. Princes Gate, Westminster, £17.1m
3. Phillimore Gardens, Kensington And Chelsea, London, £16m
4. Tregunter Road, Kensington And Chelsea, London, £16m
5. Chesham Place, Kensington And Chelsea, London, £15m
6. Eaton Square, Westminster, £13.9m
7. Kensington Road, Kensington And Chelsea, London, £12.9m
8. Knightsbridge, Westminster, London, £12.8m
9. Carlyle Square, Kensington And Chelsea, London, £11.9m
10. Camden Street, Camden, London, £11.3m
11. Charlbury Road, Oxford, £5.2m
12. Camp End Road, Weybridge, South East, £5.2m

13. East Road, Weybridge, £4.8m
14. Eaton Park, Cobham, South East, £4.4m
15. Stokesheath Road, Leatherhead, South East, £4.3m
16. Birdshill Road, Leatherhead, South East, £4.2m
17. Queens Drive, Leatherhead, South East, £4.1m
18. Gorse Hill Road, Virginia Water, South East, £3.8m
19. Eriswell Road, Walton-On-Thames, South East, £3.6m
20. Heath Rise, Virginia Water, South East, £3.6m

Main image credit: Ilchester Place, Holland Park by Pierre Terre/CC BY-SA 2.0