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Ranked: London's 'hottest' £5m+ addresses in 2020

Analysis of (albeit limited) Land Registry data ranks Grosvenor Square at the most expensive address so far this year, and Chelsea Barracks as the 'most popular' amongst high-end buyers...



Mayfair's Grosvenor Square has been named as London's most expensive address in 2020, following some analysis of high-end Land Registry records.

There's generally not a huge amount of data to go on in the super-prime reaches of the Registry, but a distinct lack of entries hasn't stopped Enness Global from getting the calculator out and coming up with some median values.

The HNW mortgage broker has looked at sold prices recorded since the beginning of the year, and found the 2020 average on Grosvenor Square (below) to be £27.050m; the garden square has been undergoing a major transformation into a top-end resi address of late, thanks largely to schemes by developers Lodha and Finchatton, and notable deals have been publicly recorded at £35.5m and £18.6m.

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Prime London property exchanges at third-highest level in five years





A £23.5m sale on Danewood Drive in Highgate puts the address in second place in the rankings, and alongside The Boltons in Chelsea (£22.5m) and Notting Hill's Lansdowne Road (£20m) in the £20m-plus club.

The ongoing sales push at Chelsea Barracks has resulted in the scheme being named as the "most popular" £5m-plus address this year, with 12 transactions showing on the official ledger (two at Mulberry Square and 10 at Whistler Square).

The Knightsbridge Apartments, regarded as London's original super-prime development, saw four £5m-plus sales recorded, as did Chelsea Park Gardens in SW3.

Highest Median Sold Price in 2020	
Road	Median Sold Price
GROSVENOR SQUARE	£27,050,000
DANEWOOD DRIVE	£23,500,000
THE BOLTONS	£22,500,000
LANSDOWNE ROAD	£20,000,000
UPPER GROSVENOR STREET	£17,500,000
SHAWFIELD STREET	£17,000,000
LYGON PLACE	£15,906,875
THE LITTLE BOLTONS	£14,100,000
EGERTON CRESCENT	£13,900,000
DAWSON PLACE	£13,000,000

Source: Land Registry Price Paid Data

Highest Number of Transactions in 2020	
Road	Transactions
CHELSEA BARRACKS	12
THE KNIGHTSBRIDGE APARTMENTS	4
CHELSEA PARK GARDENS	4
NORFOLK PLACE	3
BROMPTON SQUARE	3
PRINCIPAL PLACE	3
ACACIA ROAD	3
ENNISMORE GARDENS	3
WATERFRONT DRIVE	3

Source: Land Registry Price Paid Data

Islay Robinson, CEO of Enness Global Mortgages: "Despite the problems posed by the current pandemic we've continued to see a good level of transactions take place at the very top end of the London market. "While some duty-paying mortgages from significant foreign purchasers will

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MARKET DASHBOARDS



While a stamp duty saving may not seem significant to those purchasing a multi-million pound home, a £15,000 saving is still a considerable help when it comes to covering additional costs such as legal fees. So there's no doubt it has helped boost demand at the top price thresholds of the market.

"There's also been an uplift in international demand which has helped keep transaction levels and sold prices consistently high despite the hurdles of international quarantine requirements and self-isolation.

"This is largely due to those looking to transact before next April's stamp duty surcharge for additional buyers although even when implemented, it's unlikely to ruffle the feathers of the high-end, international homebuyer.

"We are also starting to see a number of private banks increase their maximum loan to value for high-value purchases which is another sign of support for this part of the market"

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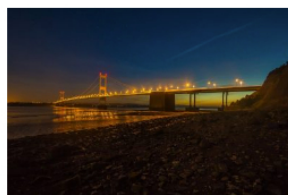
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