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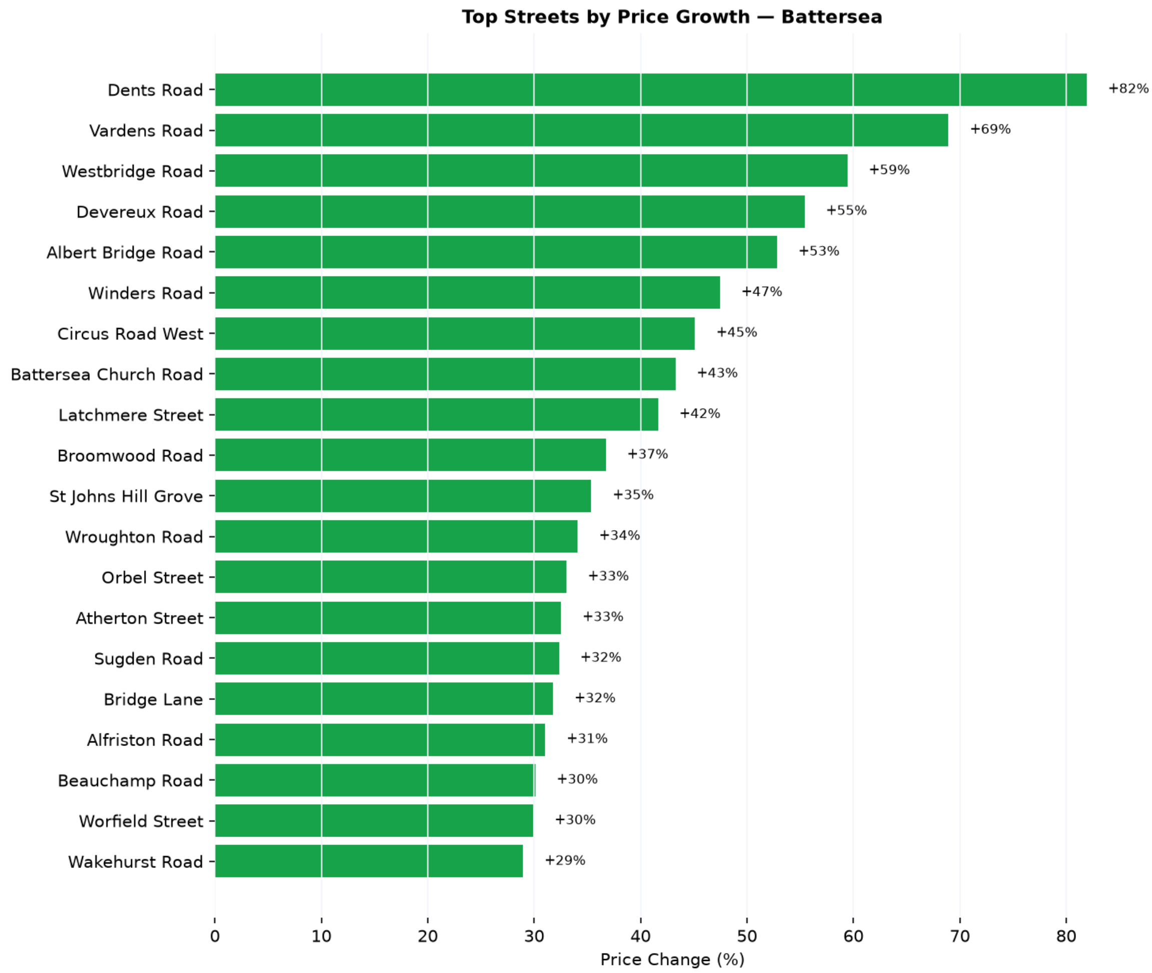
Price Growth Analysis: Battersea

Last 10 years · 2016–2021 vs 2022–2026 · Generated 25 Jul 2026

STREETS ANALYSED	AVG GROWTH	HIGHEST GROWTH
208	+5.7%	+81.9%



Fastest Rising Streets

STREET	AVG 2016–2021	AVG 2022–2026	CHANGE
Dents Road	£1,103,250	£2,007,000	+81.9%
Vardens Road	£807,996	£1,365,000	+68.9%
Westbridge Road	£671,291	£1,070,281	+59.4%
Devereux Road	£1,250,937	£1,944,070	+55.4%
Albert Bridge Road	£1,123,475	£1,716,925	+52.8%
Winders Road	£410,861	£605,833	+47.5%
Circus Road West	£1,073,047	£1,557,057	+45.1%
Battersea Church Road	£1,018,518	£1,459,208	+43.3%
Latchmere Street	£252,000	£356,928	+41.6%
Broomwood Road	£1,076,545	£1,471,944	+36.7%
St Johns Hill Grove	£995,625	£1,347,803	+35.4%
Wroughton Road	£1,348,134	£1,807,779	+34.1%
Orbel Street	£1,267,682	£1,686,454	+33.0%
Atherton Street	£710,277	£941,333	+32.5%
Sugden Road	£954,107	£1,262,543	+32.3%

Slowest / Declining Streets

STREET	AVG 2016–2021	AVG 2022–2026	CHANGE
Monarch Square	£582,500	£185,666	-68.1%
Petworth Street	£1,417,286	£618,333	-56.4%
New Mill Road	£419,071	£245,364	-41.5%
Surrey Lane	£764,562	£519,325	-32.1%
Queenstown Road	£1,210,432	£828,288	-31.6%
Jedburgh Street	£1,116,041	£775,151	-30.5%
Alexandra Avenue	£1,233,185	£869,292	-29.5%
Rosenau Road	£780,965	£561,809	-28.1%
Lombard Road	£794,587	£582,747	-26.7%
Eckstein Road	£673,051	£497,841	-26.0%

AI Insights

Battersea Market Commentary

Battersea has delivered starkly divergent returns across its 208 streets over the past decade, with the market splitting into clear winners and losers. The strongest performers—Dents Road (+82%), Vardens Road (+69%), and Westbridge Road (+59%)—have nearly doubled or come close, while Monarch Square has shed 68% of its value, and Petworth Street fallen 56%. This extreme range suggests the market is not moving as a single unit but rewarding specific locations whilst punishing others, making street-level selection critical for buyers and sellers alike.

The outperformers cluster around the riverside and transport-connected zones, where riverside amenity, proximity to mainline rail connections, and riverside regeneration appear to have driven consistent capital growth. These streets have benefited from decade-long infrastructure investment and gentrification momentum. By contrast, Monarch Square, Petworth Street, and New Mill Road have underperformed—likely reflecting higher-density flatted development built during or shortly after 2016–2021 peak buying periods, when purchaser appetite was strongest and pricing peaked. Buyers buying at inflated prices in the 2021 peak have seen subsequent compression as the market cooled.

The area's housing stock is 63.9% flats and 27.7% terraced—reflecting its mixed Victorian terraced and modern apartment character. Tenure data shows 34.2% private rented and 20.9% social rented, indicating strong established communities and accessible entry for first-time buyers and younger households. Crime sits at city-centre levels (11,120 incidents per mile radius over twelve months), typical for dense urban locations like Battersea, with anti-social behaviour and violent crime each around 2,600 recorded incidents—a context consistent with central London's density and footfall patterns rather than an outlier.

To understand how Battersea's strongest streets rank against neighbouring postcodes, and to model your buying or selling strategy against your budget threshold, the Area Comparison tool will show which neighbouring wards offer better capital growth trajectory for your price point.