

Putney Vale, London **SW15**

Excellent quality educational property in South West London.



The opportunity.

**Stroud Crescent, Putney Vale,
London SW15 3EQ**

- Recently refurbished school property
- For sale freehold with vacant possession
- South west London location, backing onto Wimbledon Common
- Buildings approx. 22,793 sq ft (2,117.51 sq m) (GIA)
- Land approx. 1.64 acres (0.66 hectares)



Overview

The Property is an excellent and rare opportunity to acquire a highly specified freehold school property in South West London, with the benefit of backing directly onto Wimbledon Common. The property possesses permission for up to 290 pupils.

The property was purpose-built as a school in the 1960s, but following acquisition by our client in 2018 and subsequent refurbishment it now provides excellent quality teaching and ancillary space, along with its outdoor amenities. Comprising 17 main classrooms, the property was previously configured to provide specialist teaching for science, art & design, music, drama, and design & technology. There are also various additional smaller spaces for individual tuition and one-to-one teaching. The property also benefits from a sports hall/dining room, along with a medical suite, entrance lodge and administrative offices. Outside the grounds are interspersed with trees and shrub planting and there are two multi use game areas (MUGAs) as well as on-site parking all with the benefit of direct pedestrian access onto Wimbledon Common.

It was previously used by Thomas's Putney Vale as a senior school, however prior to this it was in use as a primary/prep school. Our client is now relocating their school operations to Richmond, and thus the property is surplus to their requirements, and available with vacant possession.

Accommodation

The property is entered from Stroud Crescent via wrought iron entrance gates, flanked by brick pillars, overlooked by an entrance lodge providing a reception/site security function. The drive then opens out to allocated parking for staff and visitors for about 6 cars.

To the south is the main school building. It is of two storeys with brick elevations and comprises of 11 well-proportioned classrooms in all, most with dual aspect giving excellent natural light to the teaching spaces. The 6 classrooms at first floor level are accessed via 3 staircases, one with a stair lift. There is a large hall used for dining and assembly along with a catering kitchen. To the south are 7 further classrooms within 4 individual larch-clad buildings, again all well-proportioned.

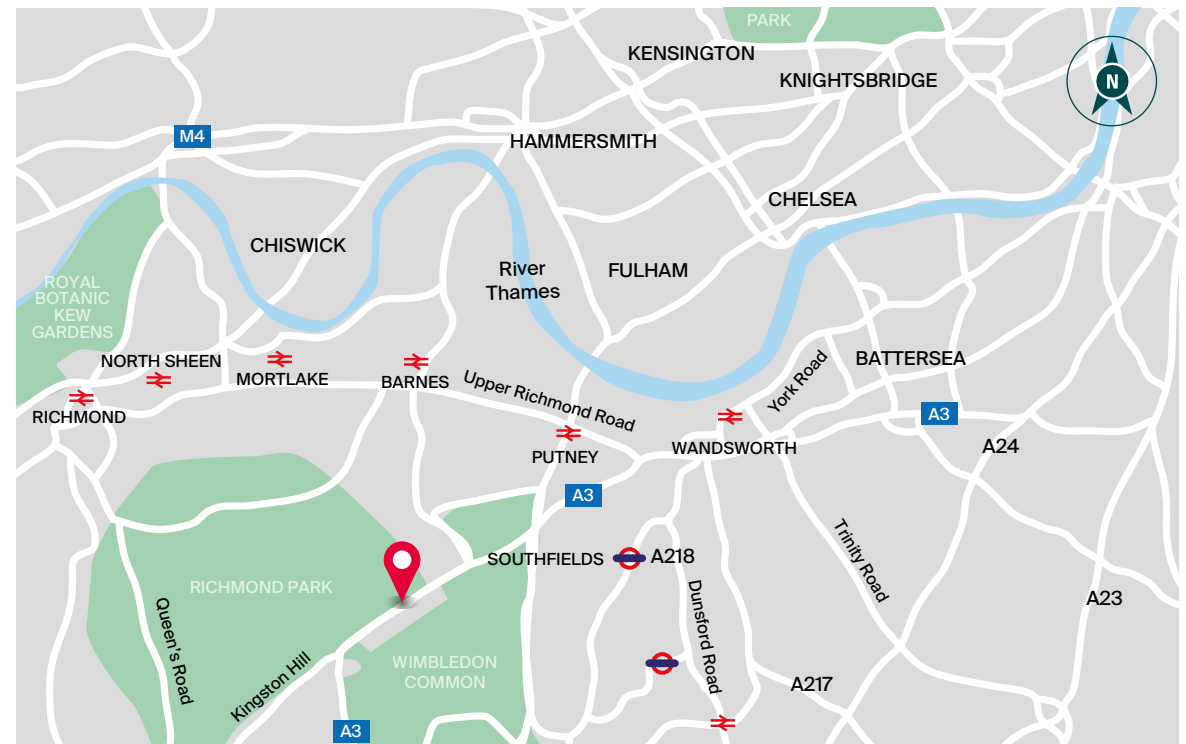
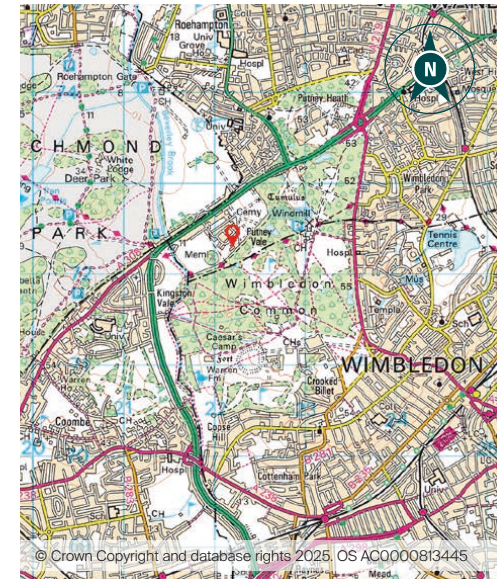
Located to the north east of the site is a two storey former caretaker's cottage which has been refurbished to provide an administrative function. To the east are 4 further individual buildings that provide for additional teaching/activities and staff functions.



Location

The property is located on Putney Vale within the London Borough of Wandsworth. It is a short distance south of the A3 which gives direct access into Central London to the north and Kingston and Guildford to the south. The property is located between central Putney (2.5 miles) and Wimbledon (4 miles), and accessed via Stroud Crescent, a quiet U-shaped side road accessed via Frensham Drive. To the south are the open spaces of Wimbledon Common, which the property has direct access onto and beyond that Richmond Park.

The closest stations are Southfields (approx. 2.5 miles north east); Barnes station (approx. 3 miles north), Putney station (approx. 3 miles north east), and Earlsfield (approx. 4 miles east).



Communications



Train stations:

Southfields (London Underground)

2.7 miles to the north-east

Barnes (National Rail)

2.8 miles to the north



Putney (National Rail)

3.2 miles to the north-east

Earlsfield (National Rail)

3.8 miles to the east



Wimbledon (National Rail and London Underground District Line)

3.9 miles to the south-east



Bus:

Several bus services providing access to Wimbledon and local centres.



Road:

The A3 is 0.2 miles away and provides access north to Central London and south to Kingston, Guildford and Portsmouth.

The M25 (Junction 10) is approx 15 miles distant.



Air:

Heathrow Aiport is approx 14 miles west of the property.



Road:



Putney High Street
2.5 miles

Wandsworth
Town Centre
3.2 miles

Wimbledon
Town Centre
3.9 miles

Richmond Town Centre
5.6 miles

Heathrow
14 miles

M25 (Jct 10)
15 miles

From Southfields Underground:



South Kensington
16 minutes

Sloane Square
19 minutes

Victoria
20 minutes

Westminster
24 minutes

Blackfriars
29 minutes

Cannon Street
32 minutes

Not to scale. Distances and times are approximates taken from Google Maps.

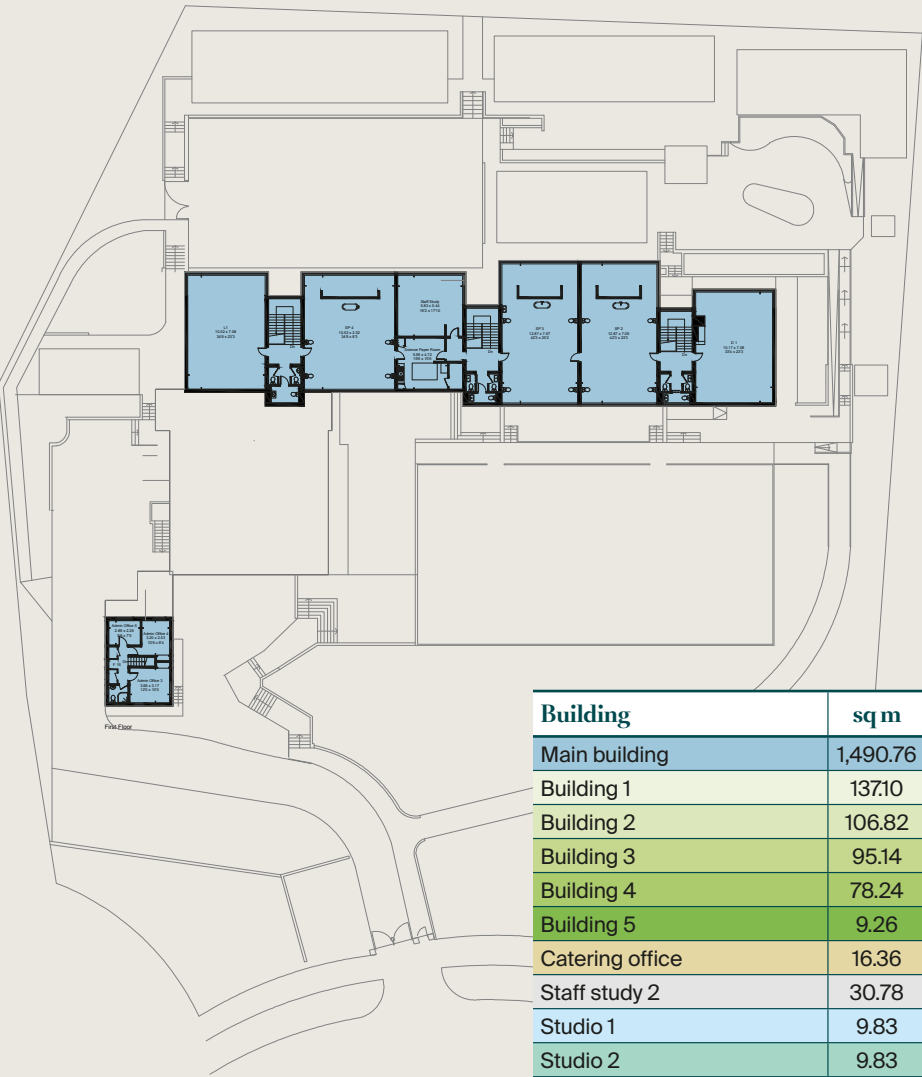
Floor plans



Ground Floor



First Floor



Building	sq m	sq ft
Main building	1,490.76	16,046
Building 1	137.10	1,476
Building 2	106.82	1,150
Building 3	95.14	1,024
Building 4	78.24	842
Building 5	9.26	100
Catering office	16.36	176
Staff study 2	30.78	331
Studio 1	9.83	106
Studio 2	9.83	106
Wood / board cutting shed	22.08	238
Security	33.94	365
Boiler room and storage	77.37	833
Total approx GIA	2,117.51	22,793

Not to scale. Guidance only.









Title and tenure

Freehold title number LN115234, with vacant possession to be provided upon completion.

Address

Stroud Crescent,
Putney Vale,
London SW15 3EQ

Services

Mains water, electricity, gas and drainage are provided. However, it is the responsibility of the Purchaser to ensure that services are available and adequate for their proposed use.

EPC

Energy Performance Certificates:

Main School Building: D.

Buildings 3, 6 & 9 and School Keepers House: All E.

Inspections

By prior appointment with Knight Frank. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT

We understand that the property is elected for VAT. The position on VAT may change from the time of issuing this brochure.

Rateable value

The entry appearing in the VOA 1st April 2023 Rating List is: Thomas's Putney Vale, School and premises: RV £77,500.

Fixtures and fittings

No fixtures and fittings are included in the price.

Contents

Please note that the furniture in the property has now been removed, and images were taken before this occurred.

Method of sale

The property is for sale freehold with vacant possession on completion, by means of private treaty via informal tender.

Further information

Further information including legal documents, EPC rating and floorplans are available on our dedicated data room. Please email one of the team below for access.

emma.cleugh@knightfrank.com

george.lyth@knightfrank.com

florrie.spencer@knightfrank.com



Contact us.



Emma Cleugh

Partner, Education & Charities

+44 20 7861 5427

+44 7778 463 958

emma.cleugh@knightfrank.com

Sam Van de Velde

Associate, Education & Charities

+44 20 7861 1459

+44 7976 730 148

sam.vandavelde@knightfrank.com

George Lyth

Surveyor, Education & Charities

+44 20 8176 9810

+44 7976 668 934

george.lyth@knightfrank.com

Jasper Upton

Associate, Education & Charities

+44 20 3967 7177

+44 7790 344 190

jasper.upton@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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