



# Putney Vale, London SW15

Existing educational property with potential for continued use  
or conversion/redevelopment to a range of alternative uses, subject to planning.



# The opportunity - for sale or lease

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

- Recently refurbished school property
- South West London location, within the London Borough of Wandsworth
- Direct pedestrian access onto Wimbledon Common
- Existing buildings extend to approximately 22,793 sq ft (2,117.51 sq m) (GIA)
- Site area of approximately 1.64 acres (0.66 hectares)
- Historic planning permission for redevelopment to provide 11 x 3-bed houses and 18 x 2-bed flats
- For sale freehold or to lease, with vacant possession
- Offers invited on an unconditional and subject to planning basis



# 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.

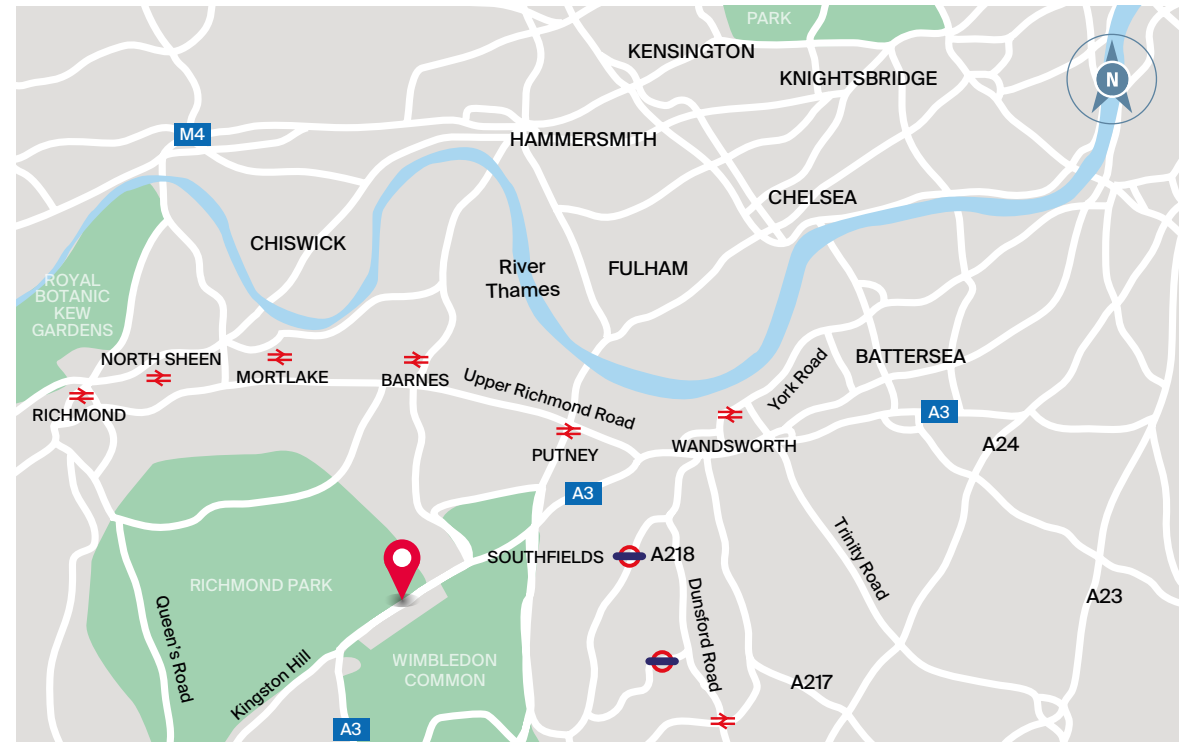
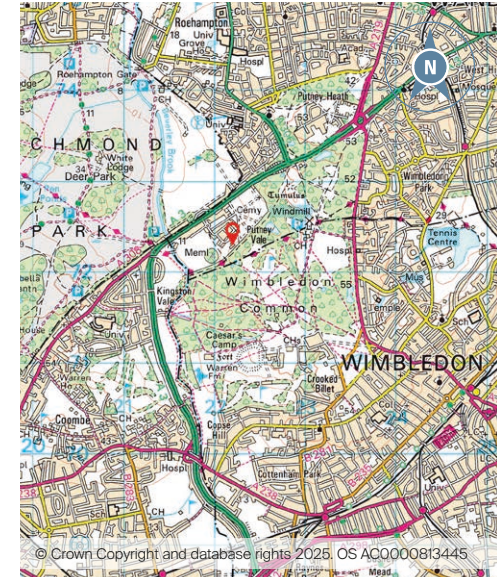
Located to the north east of the site is a two storey former caretaker's cottage which has been refurbished to provide an administrative function. To the east are 4 further individual buildings that provide for additional teaching/activities and staff functions.



# 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 Airport 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

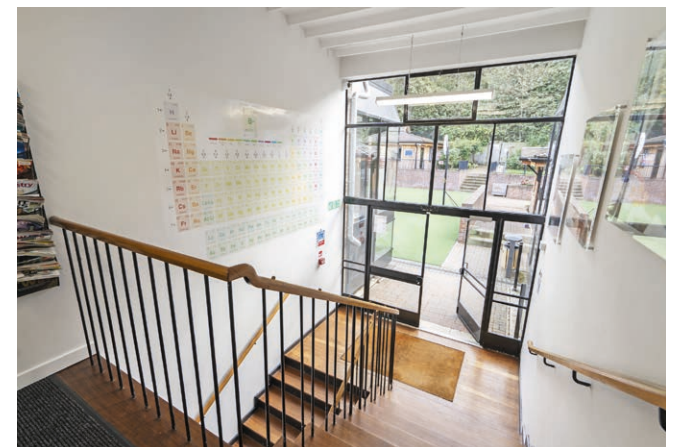
**Sloane Square**  
19 minutes

**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
<b>Total approx GIA</b>	<b>2,117.51</b>	<b>22,793</b>

Not to scale. Guidance only.





# Development potential

The site has strong prospects for redevelopment to residential or alternative uses, subject to obtaining the necessary consents.

## Planning

**Borough:** London Borough of Wandsworth.

**PTAL:** 1b.

**Flood Zone:** Zone 1.

**Heritage:** The site does not contain any locally or statutorily listed buildings. Not located within a Conservation Area but does lie within the Putney Heath and Vale Character Area (D6).

**TPO:** None on site.

## Planning history

The site benefits from a positive residential planning history. Outline planning permission (ref: 94/W/0726) was historically granted for the erection of 11 x 3 bedroom houses and 18 x 2 bedroom flats, with associated car parking.

The permission was subsequently renewed on a number of occasions under references W/97/0345, 2000/1678 and 2004/0988.

Although planning policy has evolved since these consents were granted, they demonstrate that the principle of residential redevelopment has previously been accepted on the site.

## Key considerations

- The loss of the existing educational use would need to be justified in accordance with current planning policy.
- Thomas's London Day Schools has relocated its operations to alternative premises at Richmond College which opened in September 2025.
- The site has been marketed for a period of 12 months for continued education or alternative social infrastructure use.
- Planning permission (ref: 2021/3247) was granted on the neighbouring site to the east (178-204 Stroud Crescent) for the development of a three/four storey building comprising 14 residential flats. The scheme was completed in 2025.
- Having regard to the previously granted consents for residential redevelopment on the site, the relevant planning policy framework, and the pressing need for additional housing, we consider that residential redevelopment may be supported, subject to the necessary consents.

## Planning report

A detailed planning report, prepared by Savills Planning, is available within the data room.





## 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 or Savills. 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 2026 Rating List is: Thomas's Putney Vale, School and premises: RV £91,000.

## 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 or for lease with vacant possession on completion, by means of private treaty via informal tender.

## Photos

Please note the photos date from 2024/25 and since then much of the furniture etc has been removed so the appearance of some areas differs from the brochure.

## Further information

Further information including legal documents, EPC rating and floorplans are available on our dedicated data room. Please contact one of the agents listed on the following page for access.

# Contact us



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**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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Particulars updated June 2026.

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