



# Your Battersea Schools Guide

THE  
GOOD  
SCHOOLS  
GUIDE

JOHN D WOOD & CO.

London, Country & International Property



## Education Overview

Only the River Thames separates Battersea from Chelsea and the choice of schools here easily matches up to that of its more fashionable neighbour.

Excellent state primaries, from Belleville School and St George's Primary (C of E) to Honeywell Junior School draw families from far and wide. If you're thinking of moving here, make sure that you use a microscope to scrutinise the borough's priority areas for various schools, even down to checking which side of the street to live on. Finally beware, once your child hits 11+, the rules change along with the catchment areas.

Battersea is home to a number of excellent prep schools, including Newton Prep - with its well-rounded emphases on creativity as well as academia and a wide range of

scholarships - Northcote Lodge and the royally-approved Thomas's Battersea. There are plenty of other options, so Battersea's parents are somewhat spoilt for choice.

Senior schools (both state and independent) are rare in Battersea, but excellence awaits just across the river at the renowned London Oratory School as well as several Chelsea options. However, up the hill towards Clapham independent secondary Emanuel is on an upward progression and the Thames Christian School, despite its unpromising entrance, delivers on the academic front.

Although far richer pickings may be found in the primary sector rather than post-11, parents can rest assured that the schools available have standards which are as high as the borough's council tax is low.

## Selected Local Schools

### Belleville Primary School

A state school for 950 boys and girls aged from 4 to 11.

*The Good Schools Guide says...*

An amazing 37 different languages spoken by children of 22 nationalities, the French contingent numerically miles ahead with about a third of the pupils this year having English as an additional language. However, the diversity of their backgrounds was obviously not affecting the children that we met, who appeared completely at home. Local musicians, artists and actors are encouraged to come into the school part-time and we witnessed the enthusiasm of the Year 6 djembe drumming session.

**Head: Mr John Grove**

Webbs Road, London, SW11 6PR

### Northcote Lodge School

An independent school for 260 boys aged from 8 to 13.

*The Good Schools Guide says...*

Boys wear tweedy jackets, soft blue shirts and look like miniature gentlemen, but frayed cuffs and stubborn mud stains speak of rough and tumble rather than any concerns over dry-cleaning. When we enquire whether houses are fiercely competitive, as we have seen elsewhere, the boys are slightly baffled. Parents told us, "There is a competitive spirit but it is one with a great camaraderie"... such is the gentleness of the boys. Karate is a big thing here: all boys learn and there are currently 24 black belts in karate club.

**Head: Mr Clive Smith-Langridge**

Bolingbroke Grove, London, SW11 6EL

### Thomas's Battersea

An independent school for 580 boys and girls aged from 4 to 13.

*The Good Schools Guide says...*

Spectacular drama full of West End wow: unsurprising once you know that Thomas's schools have their own technical department staffed by industry professionals. This doesn't stop pupils behind the scenes applying stage make-up, creating posters, prop making. Every subject is under an impressively rigorous continual review. A major focus is developing a new curriculum for the upper years as the landscape for 11+ and CE exits changes. Spanish joins the mix from Year 7, with Mandarin for younger years and French remains, with advanced classes for the many native speakers.

**Head: Mr Simon O'Malley**

Battersea High Street, London, SW11 3JB

### Newton Prep

An independent school for 650 boys and girls aged from 3 to 13.

*The Good Schools Guide says...*

We longed to linger - the language rooms ("souiez et entrez!") invite learning, the art rooms are full of creativity and a vast array of creative opportunities, the science labs and IT suites are sleek and the library is simply the best we've seen in a prep anywhere. Most delightful is the 'garden' - tucked away between car park and road but a rus in urbe idyll once you're in, with shady leafy nooks, fruit trees (one was a blackberry tree, we were solemnly informed).

**Head: Mrs Alison Fleming**

Battersea Park Road, London, SW8 4BX

### Redcliffe School

An independent school for 150 boys and girls aged from 3 to 11.

*The Good Schools Guide says...*

Children move about with purposeful expressions and an obvious certainty about their next destination, so this is definitely a well-orchestrated operation, although rather charmingly relaxed on the surface. Despite this cool - rather than hothouse - atmosphere, Redcliffe children leave with the full academic package: they may not have been offered the exotic curriculum options available in the larger local preps but they have no trouble in passing 8+ and 11+ and succeeding in the ferocious competition for places at demanding senior schools.

**Head: Mrs Sarah Lemmon**

Redcliffe Gardens, London, SW10 9JH

### St George's Primary School (C of E)

A state school for 240 boys and girls aged from 3 to 11.

*The Good Schools Guide says...*

The school's motto, 'The best we can be', is not a useless platitude, but something that they really aspire to for every child. No time is wasted in helping and encouraging children who speak other languages at home to begin to speak English. As the head told us, "We teach our children dignity and respect and teach them to come to school ready to learn, language is our bedrock because of where the different parents come from".

**Head: Mrs Sarah Collymore**

Corunna Road, London, SW8 4JS

# Housing, Schooling & Higher Education

**Educated Investment - Property performance close to independent schools**

Living near schools and universities is a good enough reason to want to invest in a property if you or your children are studying. However, there are reasons to believe that homes close to independent schools tend to hold their value better and recover faster than average in the UK. That's not necessarily because of the school but rather the fact that the schools and homes are in desirable areas for other reasons.

There is not necessarily a causal link between the performance of independent schools and local property markets. Unlike state schools, there are no catchment areas, often the critical factor impacting neighbouring house prices, plus children often have the opportunity to board at an independent school. However, there is a strong correlation between the desirability of an area and the existence of good independent schools, and consequently is a major factor impacting the performance of property markets.

Across England and Wales, outside of the super prime market, the average price of a home in Q1 2019 stood at £214,900, but where a property is close to an independent school, this increases to £289,900 -

a £75,000 difference. In London, the gap widens further with the average home in the capital reaching £475,500 in Q1 2019, but located near an independent school the average home costs £883,000 - 86% more. In the South East, a home situated near an independent school costs £502,500, while in the South West, it costs £325,600 on average. In the last ten years, homes situated near independent schools have outperformed the wider UK average. Across England and Wales, house prices have risen 19% since 2008, but house prices close to independent schools have risen to 34% and shown a faster rate of recovery than average house prices.

The same is true in London. House prices in the capital have increased 61% since 2008, but those homes situated near independent schools have seen a 76% rise. Prices near famous schools such as Westminster, St Pauls and Harrow, have risen 113%, 63% and 43% respectively, over the last ten years, but homes outside of London have seen slower price growth. Prices near Eton College, Cheltenham Ladies College and Marlborough College, have risen 24%, 22% and 27% respectively.

**ANEISHA BEVERIDGE**  
Head of Research

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