



Your Chiswick Schools Guide

THE
GOOD
SCHOOLS
GUIDE

JOHN D WOOD & CO.

London, Country & International Property



Education Overview

Chiswick, home to a large number of families who work in media or the arts (despite the move by the BBC), has always contained its fair share of good state schools as well as highly regarded independents.

Popular primary schools include Miles Coverley, Brackenbury, Greenside and Burlington Danes Primary – a feeder for the potentially impressive (newly opened in 2015) secondary school. Another option is the West London Free School primary with its attractive offer of automatic entry to the senior school.

This is a great borough to be a Catholic. Larmenier and Sacred Heart Junior in Brook Green and the Good Shepherd off Askew Road feed boys to Cardinal Vaughan and the highly prestigious London Oratory (Blairs and Cleggs are satisfied customers). Girls tend to move on to the excellent Sacred Heart in Hammersmith.

There are plenty of other good church schools including the outstanding St Stephen's on the Uxbridge Road which sends large numbers to Twyford C of E High School in Acton, and the eternally popular St Peter's in its leafy Hammersmith square.

Independent preps include Bute House, once, but no longer, considered 'the' prep school for St Paul's Girls' School but still with the highest academic standards and Ravenscourt Prep whose recent results show it off as a 'well-oiled machine'.

At senior level there is St Paul's Girls – still at the pinnacle for seriously able girls – and Latymer Upper School – a local co-educational academic heavy-weight – or, for an international alternative at junior level, look at the École Jacques Prévert which offers a French curriculum.

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Selected Local Schools

Belmont Primary School

A state school for 470 boys and girls aged from 3 to 11.

The Good Schools Guide says...

Two classes at either end of each spacious floor, each one charmingly named after fruit – apples, pears, cherries. The Belmont Home School Association – PTA to you and me – raises between £20,000 and £30,000 each year. This has helped make the playground ever more luxuriant, with designated spaces for quiet reflection, a wilderness garden, covered areas for performances with costume boxes lots of bike sheds, a super climbing wall painted by parents and plenty of gardening boxes replete with flowers, herbs and plants.

Head: Mrs Elaine Lacey
Belmont Road, London, W4 5UL

École Française Jacques Prévert

An independent school for 260 boys and girls aged from 4 to 11.

The Good Schools Guide says...

The school follows the French curriculum entirely, with half the staff brought in from the French authorities – so they are French 'fonctionnaires' – and the other half are locally employed. Pupils seem to reach a surprisingly high level of English thanks to some stimulating English teaching; all of the pupils we spoke to slipped easily from one language to another. If pupils have come from schools in France, they appreciate the art, music and sport here. Some art by class teachers enriched by visiting artists who help on projects and for inspiration.

Head: Mme Delphine Gentil
Brook Green, London, W6 7BE

Ravenscourt Park Preparatory School

An independent school for 415 boys and girls aged from 4 to 11.

The Good Schools Guide says...

Spacious science lab ensures pupils can carry out experiments. They are encouraged to solve problems and create models; we saw a sophisticated Galileo-inspired pendulum. Homework and costume provision for theme days can cause difficulties for working parents but the 8am-6pm school day and after-school clubs are much appreciated. Children appear relaxed and enthusiastic, politely greeting us with 'good morning' in every class and readily explained what they were doing; they were clearly absorbed in the task at hand.

Head: Mr Carl Howes
Ravenscourt Avenue, London, W6 0SL

Bute House Preparatory School

An independent school for 310 girls aged from 4 to 11.

The Good Schools Guide says...

This is perhaps the most colourful school we know. Everywhere there are displays, pictures and models – all bursting with vitality, wit and fun. Many rooms, including the hall, are flexible, and divisible into two. All classrooms have smartboards and, oh joy! – all are air-conditioned. Bute House manages to combine solid substance with flair and panache. There is lots going on: the academics are excellent despite, or probably because of, its non-competitive ethos, but this is also one of the most passionately competitive about sports of any of the girls' day schools.

Head: Mrs Helen Lowe
Luxemburg Gardens, London, W6 7EA

Twyford High School (C of E)

A state school for 1,460 boys and girls aged from 11 to 18.

The Good Schools Guide says...

Despite its academic successes, there is no chance of school resting on its laurels with Dame Alice in charge. "We are deeply aspirational but averse to complacency. We are a self-evaluative organisation," she told us. Parents consider the music department to be extra-ordinary. Currently over 20 ensembles, which have performed everywhere from BBC 'Songs of Praise' (where the gospel choir was recent finalist in 'Choir of the Year') to St Paul's Cathedral. Charity work is also encouraged. "We're big in the Sixth Form on what the students do outside of lessons"... loafing around all summer would be heavily frowned upon.

Head: Dame Alice Hudson
Twyford Crescent, London, W3 9PP

Latymer Upper School

An independent school for 1,200 pupils aged from 11 to 19 with a linked junior school.

The Good Schools Guide says...

Teachers greatly admired, with several references to them going the extra mile and being 'very imaginative in their teaching methods'. "Staff really care, not just academically but in a pastoral way," summed up one parent. "We attract a real mix from city investors, media types and academics living in leafy streets through to families on the White City estate, which is surely better than just those from a privileged bubble mixing with each other," explained the head. Parents agree, describing the school as 'grounded'.

Head: Mr David Goodhew
King Street, London, W6 9LR

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.

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