



Your Wandsworth Schools Guide

THE
GOOD
SCHOOLS
GUIDE

JOHN D WOOD & CO.

London, Country & International Property



Education Overview

Amongst a certain section of the population, Wandsworth used to be considered on the ‘wrong side’ of the river Thames. However, with its green spaces, often larger houses and gardens, restaurants and shops it has definitely moved to the ‘right side’ of the track.

Excellent state primaries draw families from far and wide, but 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. Worryingly, once your child hits 11+, the rules change along with the catchment areas. The options are varied including Chestnut Grove, Graveney School and Ashcroft Technology College, awarded top honours by Ofsted.

Wandsworth is home to a larger number of excellent prep schools in comparison to most other boroughs including,

close to the river, Hurlingham School “where no two days are ever the same” and The Roche, with its noticeable family feel. Whereas, south of the borough, you’ll find Finton House “everyone sings at Finton”, Hornsby House – where sport is taken seriously despite the lack of on-site space – as well as both Eaton House, the Manor schools (both siblings of their Belgravian brother), and Broomwood Hall. Plenty of other options so Wandsworth parents are somewhat spoilt for choice.

Less choice of Senior Independents as, historically, many parents head for the country at this stage... however Emanuel is on an upward progression.

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.

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Selected Local Schools

Broomwood Hall School

An independent school for 660 - girls aged from 4 to 13 and boys from 4 to 8.

The Good Schools Guide says...

The school has a relaxed, country feel on the day we visited; pancake races were in full swing in the playground at Garrads Road and both children and teachers were having a ball. The school rewards hard work in all areas: copious numbers of cups awarded to pupils (including ones for good manners and friendship). The head is keen that girls learn that hard work pays off and the girls certainly keep their heads down in the upper school, although there is also great fun to be had along the way.

Head: Mrs Carole Jenkinson
Nightingale Lane, London, SW12 8NR

Emanuel School

An independent day school for 930 boys and girls aged from 10 to 18.

The Good Schools Guide says...

A school with a history – founded in Westminster in 1736 using funds bequeathed in 1594 by Lady Dacre. The school’s magazine, Portcullis, has just reached its 300th edition. Unusually, it was co-educational from the start with just 10 boys and 10 girls. As befits the happy and relaxed atmosphere of the school, children don’t seem to feel too intensively pressured. A typical report: “children appear to be prepared for exams without being over stressed.” Passports at the ready – too many international trips, sports tours, departmental exchanges and adventures to mention covering what seems like the entire of Europe...

Head: Mr Robert Milne
Battersea Rise, London, SW11 1HS

The Roche School

An independent school for 325 boys and girls aged from 2 to 11.

The Good Schools Guide says...

The nursery, situated looking onto a modest playground, contains puzzlers who look up politely and pirates who are too engrossed in their adventures to notice a strange visitor. One tidy tot puts her toy away on a shelf whilst a cheerful boy digs messily for treasure in a fake blue sea, all encouraged by smiley, qualified staff. Games in the main school have been moved up a rung recently, with netball fielding particularly successful teams and an original initiative making sport gender free (girls can choose rugby and boys netball if they so wish).

Head: Mrs Vania Adams
Frogmore, London, SW18 1HW

Graveney School

A state school for 2,000 boys and girls aged from 11 to 19.

The Good Schools Guide says...

Pupils are proud to belong to the school. “Now I’m at Graveney I believe I can do anything,” a Year 9 student told us proudly. When we visited at break time, students were orderly and well behaved, and pupils all stood up when the head entered class – emphasis on good old-fashioned manners. “There are no lockers, so pupils have to carry everything round with them,” complained one parent. School meals are fantastic – delicious food and good selection, though as always, there are some grumbles.

Head: Mr Graham Stapleton
Welham Road, London, SW17 9BU

Honeywell Junior School

A mainstream foundation school for 360 boys and girls aged from 7 to 11 with a linked infant school.

The Good Schools Guide says...

The playground can be a noisy affair in this large school. A Lego club has been set up for quieter souls who find the hustle and bustle of break-time too much, as well as a cordoned off quieter zone, but some parents still feel “it’s a bit of a jungle out there.” The school takes part in every tournament going – often with great success and they have a huge number of trophies on display to prove it. Not just predictable sports here – cross-country and orienteering are offered, and lacrosse is played at the highest level. There is also an early morning running club on the nearby common for pupils, parents (“mostly mothers”) and teachers.

Head: Mr Duncan Roberts
Honeywell Road, London, SW11 6EF

Hurlingham School

An independent school for 325 boys and girls aged from 4 to 11.

The Good Schools Guide says...

A parent remarked that her daughter was asked by her teacher, “do you ever learn your spelling words or do you just know them?”, and on answering the latter she was given an extra five, more challenging, words to learn every week. They seem to have found the secret recipe (maybe down to JB’s flirtation with food technology) to getting the maximum out of each child without taking the fun out of learning, and parents talk of their children being “massively enthusiastic about going to school.”

Head: Mr Jonathan Brough
Putney Bridge Road, London, SW15 2NQ

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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