



22 & 24
WOODBOROUGH
ROAD

PUTNEY | LONDON | SW15 6XP



EXECUTIVE SUMMARY

Rare opportunity to acquire detached properties on one of the most sought after residential streets in Putney.

- Exceptional residential development opportunity in Putney, south-west London.
- Alternative potential to retain the existing use and operate/let out as a school.
- Attractive former school buildings, originally built as family homes.
- Lot 1 - 22 Woodborough Road, 6,067 sqft
- Lot 2 - 24 Woodborough Road, 3,430 sqft
- Proximity to rail and underground services from Barnes station and East Putney underground station.
- Offers are invited on an unconditional basis for:
 - The entire site, ie. Lots 1 and 2
 - Lot 1
 - Lot 2



LOCATION

The site is located at Woodborough Road, Putney, SW15 6XP, within the London Borough of Wandsworth. The surrounding area is characterised by a blend of period properties, predominantly Victorian and Edwardian detached and semidetached houses alongside some more modern housing developments. The site benefits from its leafy location in a sought after residential area, and is just 1 mile from central Putney, a vibrant hub lined with independent boutiques, cafes, bars, and popular restaurants.

The wider neighbourhood is family orientated and offers nearby green spaces such as Putney Heath and Richmond Park, a vast open parkland offering sports facilities, walking trails, and community events.

Barnes train station, is approximately 700 metres to the north west, offering swift connections to central London. East Putney underground station is approximately 1 mile to the east (District Line), while numerous bus routes along Upper Richmond Road and surrounding streets provide direct access to Hammersmith, Richmond, Battersea, and central London destinations.



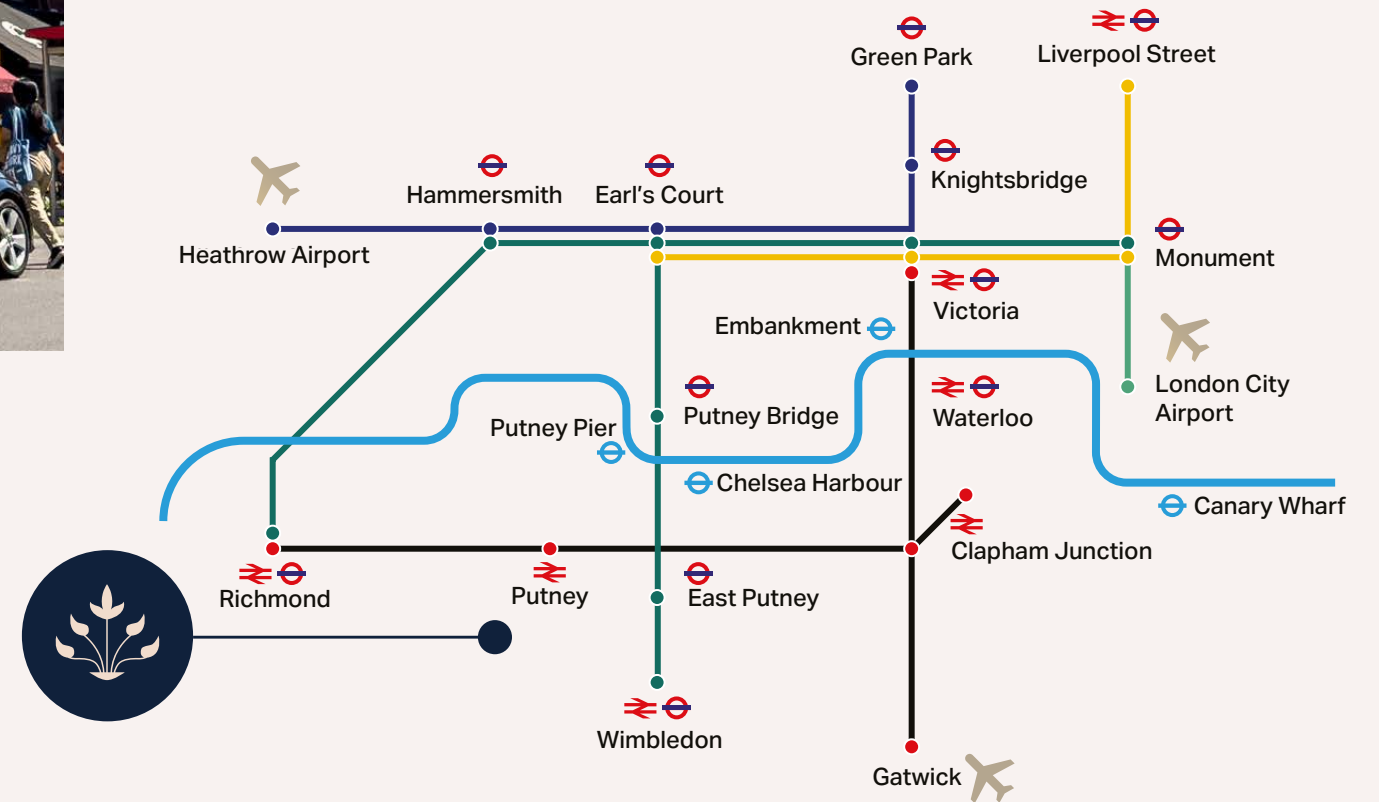


EXCEPTIONAL CONNECTIONS

East Putney Underground Station (District Line) is located 1 mile to the east of the property with Barnes Mainline Station 700 metres to the north west both connecting to Central London. There are also extensive bus services which connect the site to the surrounding centres. Putney Pier provides regular Uber by Thames Clipper services throughout the day and evening.

DESTINATION	STATION	JOURNEY TIME
London Waterloo	Barnes	26 minutes
Fulham Broadway	East Putney	6 minutes
Richmond	Barnes	8 minutes
Victoria	East Putney	27 minutes
Chelsea Harbour	Putney Pier	19 minutes
Oxford Circus	East Putney	32 minutes
Cannon Street	East Putney	34 minutes
Battersea Power Station	Putney Pier	31 minutes

Source : Google





LOT 1

22 WOODBOROUGH ROAD

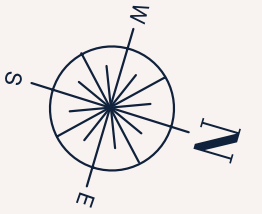
22 Woodborough Road was originally a grand residence, but has been recently occupied as a school. The building is arranged over basement, ground and two upper floors, and extends to 6,067 sqft.

The property is accessed from the west side of Woodborough Road, with both buildings having 'in and out' driveways. There is currently no physical boundary between the two lots, with an open parking area to the front with 8 parking spaces (4 per property), and a large open courtyard/playground to the rear. There is also a small outbuilding to the rear of the site.

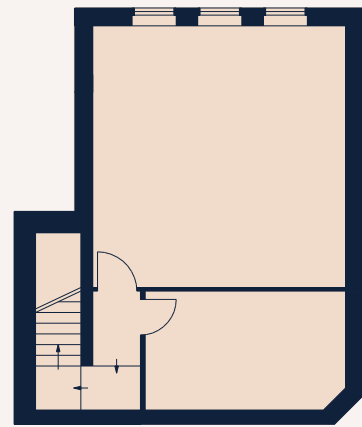


FLOOR	GIA SQ M	GIA SQ FT
Basement	46.91	505
Ground	176.60	1,901
Out Building	36.33	391
First	181.06	1,949
Second	122.72	1,321
Total	563.62	6,067

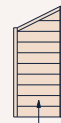
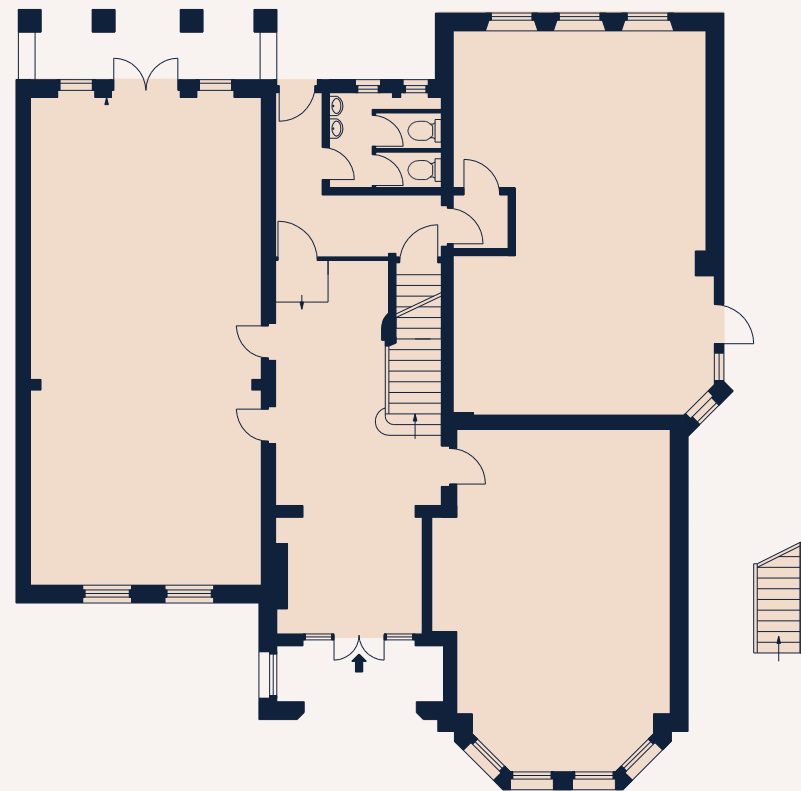
LOT 1 - FLOOR PLANS



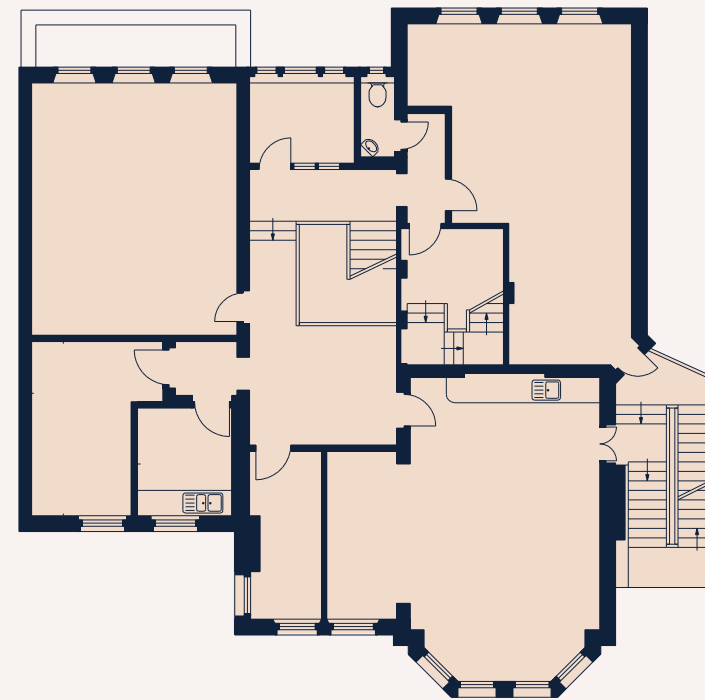
BASEMENT



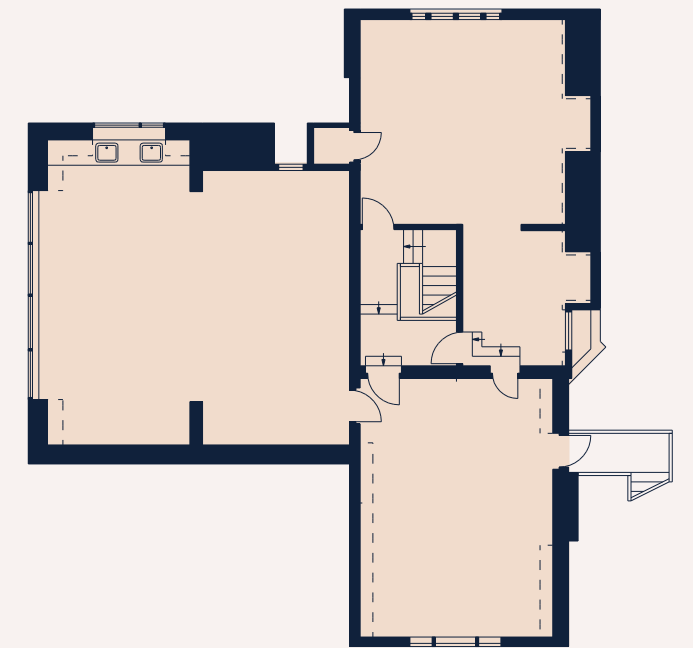
GROUND FLOOR



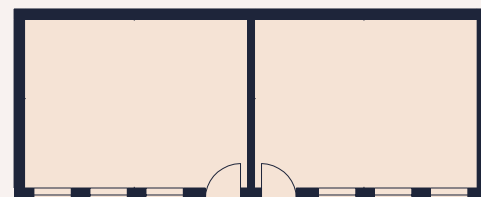
FIRST FLOOR



SECOND FLOOR



OUT BUILDING



Not to scale for indicative purposes only.



LOT 2

24 WOODBOROUGH ROAD

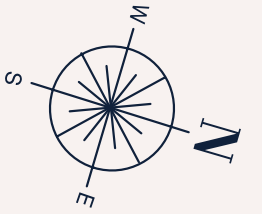
24 Woodborough Road was built mid-19th century as a large family house until its conversion. The building is arranged over basement, ground and first floors and extends to 3,430 sqft.

The property is accessed from the west side of Woodborough Road, with both buildings having 'in and out' driveways. There is currently no physical boundary between the two lots, with an open parking area to the front with 8 parking spaces (4 per property), and a large open courtyard/playground to the rear. There is also a small outbuilding to the rear of the site.

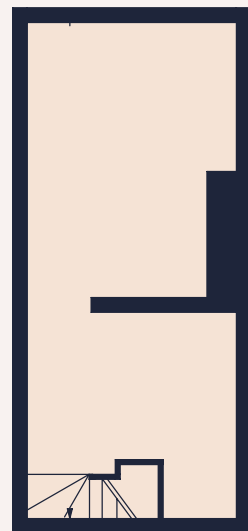


FLOOR	GIA SQ M	GIA SQ FT
Basement	24.9	269
Ground	156.16	1,681
First	137.49	1,480
Total	318.65	3,430

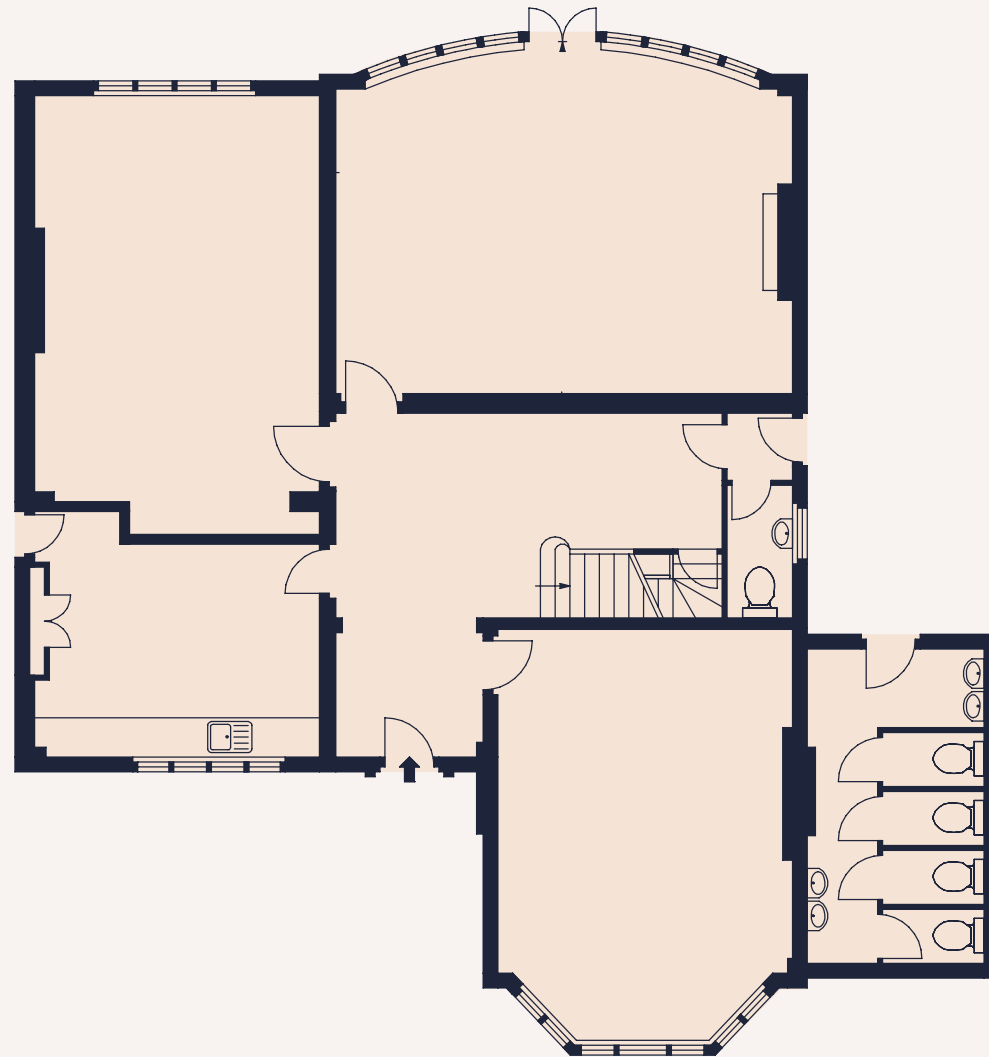
LOT 2 - FLOOR PLANS



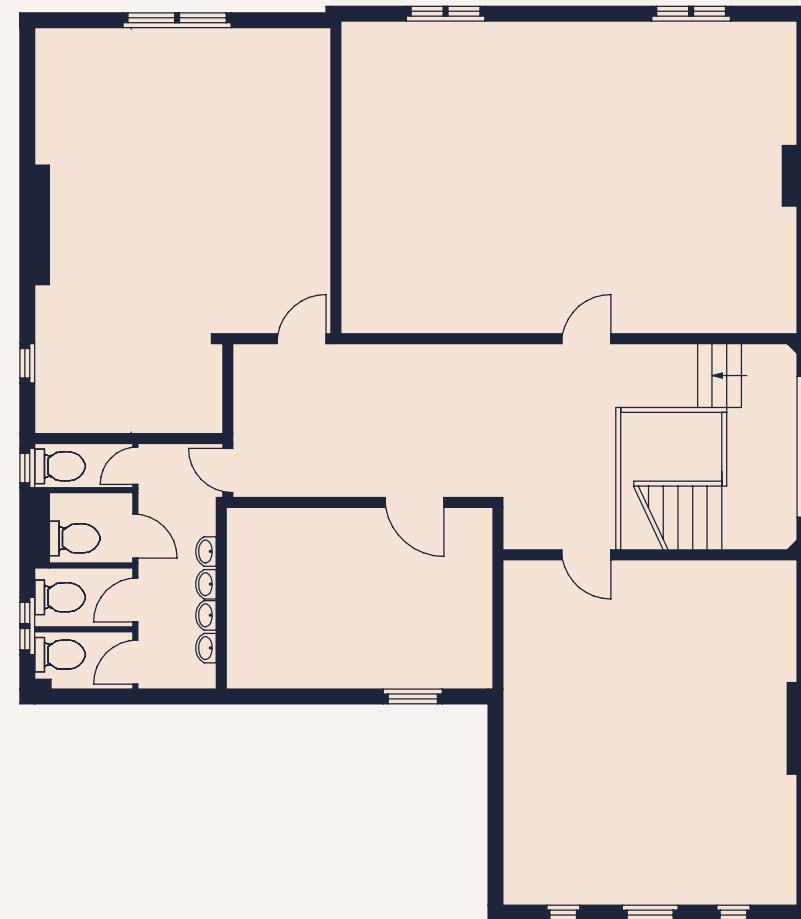
BASEMENT



GROUND FLOOR



FIRST FLOOR



Not to scale for indicative purposes only.

PLANNING

Both existing buildings are considered in education (F.1) use as schools having been converted from their original use as individual houses. A detailed planning note has been provided and is available on the dataroom.

TENURE

LOT 1

22 Woodborough Road
Freehold
Title number: 150823

LOT 2

24 Woodborough Road
Freehold
Title number: LN85527

In the event that the lots are sold separately, the current title plans will be amended so that Lot 1 (22 Woodborough Road) includes the entirety of the rear outbuilding as outlined on the indicative title plan.

TENANCY

Both Lot 1 & Lot 2 will be offered with full vacant possession upon completion.



FURTHER INFORMATION

METHOD OF SALE

Lots 1 & 2 will be sold by way of informal tender (unless sold prior).

Further information including planning, technical and legal documentation please click button below:

[DATAROOM](#)

AML

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

VAT

This property is not elected for VAT.

VIEWINGS

Please contact the sole selling agent, should you wish to make an appointment.

Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

CONTACTS

For further information please contact:

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Designed and Produced July 2025