

landfall

LANDFALL LONDON · AREA GUIDE

Living in South West London

Family houses, the Thames and the big parks: where many London families go when they want a garden.

AVERAGE HOME PRICE

£694,000

Wandsworth, Aug 2026. Richmond: £814,000

COUNCIL TAX (BAND D)

£1,028 a year

Wandsworth, the lowest in England, 2026/27

TO WATERLOO

10–25 minutes

Trains from Clapham Junction, Wimbledon and Richmond

US EMBASSY

Nine Elms

Next to Battersea Power Station

Cover photo: Camellia Yang / Unsplash

South west London stretches from Fulham and Battersea, across the river from Chelsea, through Clapham and Wandsworth to Putney, Wimbledon, Barnes and Richmond. It is known for Victorian family houses with gardens, busy high streets and some of the best green space in the city.

The US Embassy is here too, in Nine Elms next to Battersea Power Station. Clapham and Fulham are popular with young professionals, families tend to head further out, and Richmond and Barnes have a long-standing American and international community.

GOOD FOR

- Families who want a house with a garden
- Parks, the river and outdoor life
- Easy trips to Heathrow and the Surrey schools
- Young professionals in Clapham and Fulham

PROPERTY

Buying and renting

In August 2026 the average home sold for about £694,000 in Wandsworth, £755,000 in Hammersmith and Fulham, £624,000 in Merton, which includes Wimbledon, and £814,000 in Richmond upon Thames. Merton and Richmond were among the few London boroughs where prices held steady over the year.

The classic home here is a Victorian or Edwardian terraced house, often extended into the loft and out the back. Streets near the commons and the best-loved primary schools are the most sought after, and family houses can go quickly.

Council tax varies a lot between boroughs. Wandsworth has the lowest in England, at £1,028 a year for a Band D home in 2026/27, and Hammersmith and Fulham is also among the lowest.

BEFORE YOU COMMIT

- Check the council for any address: Wandsworth, Lambeth, Merton and Richmond charge very different council tax.
- Ask about flood risk for homes close to the river.
- For flats in converted houses, check the lease and who pays for the roof and outside walls.

FAMILY & SCHOOLS

Schools and family life

State primary schools here are some of the most sought after in London. Places usually go to families who live closest, so many people rent near the school they want. Richmond and Wandsworth also have a wide choice of independent schools.

For an American or international curriculum, ACS International Schools run buses from Richmond and other areas to their Egham campus, and TASIS England in Thorpe, Surrey, is around half an hour's drive from Richmond. Families at the American School in London usually live north of the river.

BEFORE YOU COMMIT

- Apply for state school places through your home council once you have an address.
- Check the school bus routes for ACS and TASIS before you choose a street.
- Book nursery places early: popular ones have waiting lists.



A red deer stag resting among the bracken. Photo: Nicolas Lysandrou / Unsplash

SOCIAL LIFE

Parks, sport and the river

Richmond Park is the largest of London's royal parks, with herds of red and fallow deer roaming free. Wimbledon Common, Clapham Common, Battersea Park and the riverside paths at Putney and Barnes give you room to run, cycle and walk the dog.

Summer brings the Wimbledon tennis championships, and spring the Oxford and Cambridge Boat Race on the Thames. Twickenham, the home of English rugby, is just over the river from Richmond, and Battersea Power Station is now shops, restaurants and homes.

TRAVEL

Getting around and getting home

Clapham Junction is one of the busiest railway stations in Britain, with fast trains to Waterloo and Victoria. The District line serves Fulham, Putney, Wimbledon and Richmond, and the Northern line extension reaches Battersea Power Station.

Heathrow is the nearest airport for most of the area, typically 30 to 45 minutes by car from Richmond or Wimbledon. Gatwick is reachable by train from Clapham Junction.

COMMUNITY

Finding your people

The US Embassy in Nine Elms handles passports, Consular Reports of Birth Abroad and other services for Americans in the UK, so it is handy to live nearby.

Barnes, Richmond and Wimbledon have well-established international communities. Rowing clubs on the Thames, tennis clubs and Saturday morning parkruns are easy ways to meet people.

WHERE TO LOOK

A starting shortlist

Fulham & Battersea

Victorian terraces and riverside flats close to Chelsea, with a young, sociable feel.

Clapham & Wandsworth

Family houses between the commons, low council tax and fast trains from Clapham Junction.

Wimbledon & Putney

Leafy streets, the Common, good schools and the District line.

Richmond, Barnes & Twickenham

Riverside villages, Richmond Park and a big international community. Easy for Heathrow and the Surrey schools.

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See every step for your move. Answer five questions and get a free plan in the right order: yourlandfall.com/plan

Sources. Figures checked in November 2026. The London average home price was £554,000 in August 2026, and the average London rent was £2,338 a month in September 2026. Prices and rents change, so check current listings before you decide.

- UK House Price Index England: August 2026 (GOV.UK): https://www.gov.uk/government/statistics/uk-house-price-index-for-august-2026/uk-house-price-index-england-august-2026
- MHCLG: Council Tax levels set by local authorities in England 2026 to 2027: https://www.gov.uk/government/statistics/council-tax-levels-set-by-local-authorities-in-england-2026-to-2027
- ACS International Schools (Cobham, Egham, Hillingdon): https://www.acs-schools.com/
- TASIS The American School in England: https://www.tasisengland.org/
- GOV.UK Housing Hub: private renting has changed (Renters' Rights Act): https://housinghub.campaign.gov.uk/private-renting-is-changing/

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