



STAR & CARTER

4 LOWER RICHMOND ROAD | PUTNEY | LONDON SW15 1JN

LANDMARK LONDON RIVERSIDE DEVELOPMENT OPPORTUNITY WITH PLANNING CONSENTS

EXECUTIVE SUMMARY

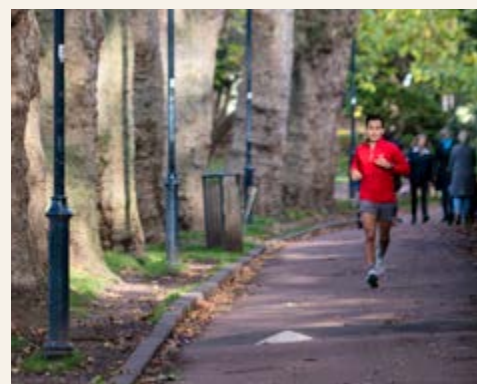
Exceptional London riverside development opportunity in a prime location

- Situated in a highly desirable position immediately fronting the River Thames, overlooking Putney Bridge.
- Immediate proximity to Putney's commercial centre with its broad array of retail and hospitality outlets.
- Excellent transport links into Central London with Putney Underground Station and Putney Bridge Mainline Station both nearby. Putney Pier is also directly outside of the property which is served by the Uber by Thames Clipper boats.
- Existing property is arranged across basement, ground and four upper floors extending to a gross internal area (GIA) of approximately 14,900 sq ft.
- Full planning consents to create either residential apartments or hotel bedrooms above a cafe wine bar use infilling a void over the first floor ballroom and significantly increasing the size of the fourth and fifth floors with additional new build accommodation increasing the GIA by 26%-33%.
- The residential led consent creates 8 private residential apartments above the cafe wine bar to increase the GIA of the building to 19,778 sq ft (+33%), providing a residential net saleable area (NSA) of 10,606 sq ft.
- The hotel led consent creates a 24 en-suite hotel bedrooms above a ground floor bar and restaurant which increases the GIA of the building to 18,708 sq ft (+26%).
- Offers are invited for the freehold interest with vacant possession.

CGI of hotel led scheme with pavement licence, subject to consent from Wandsworth Borough Council

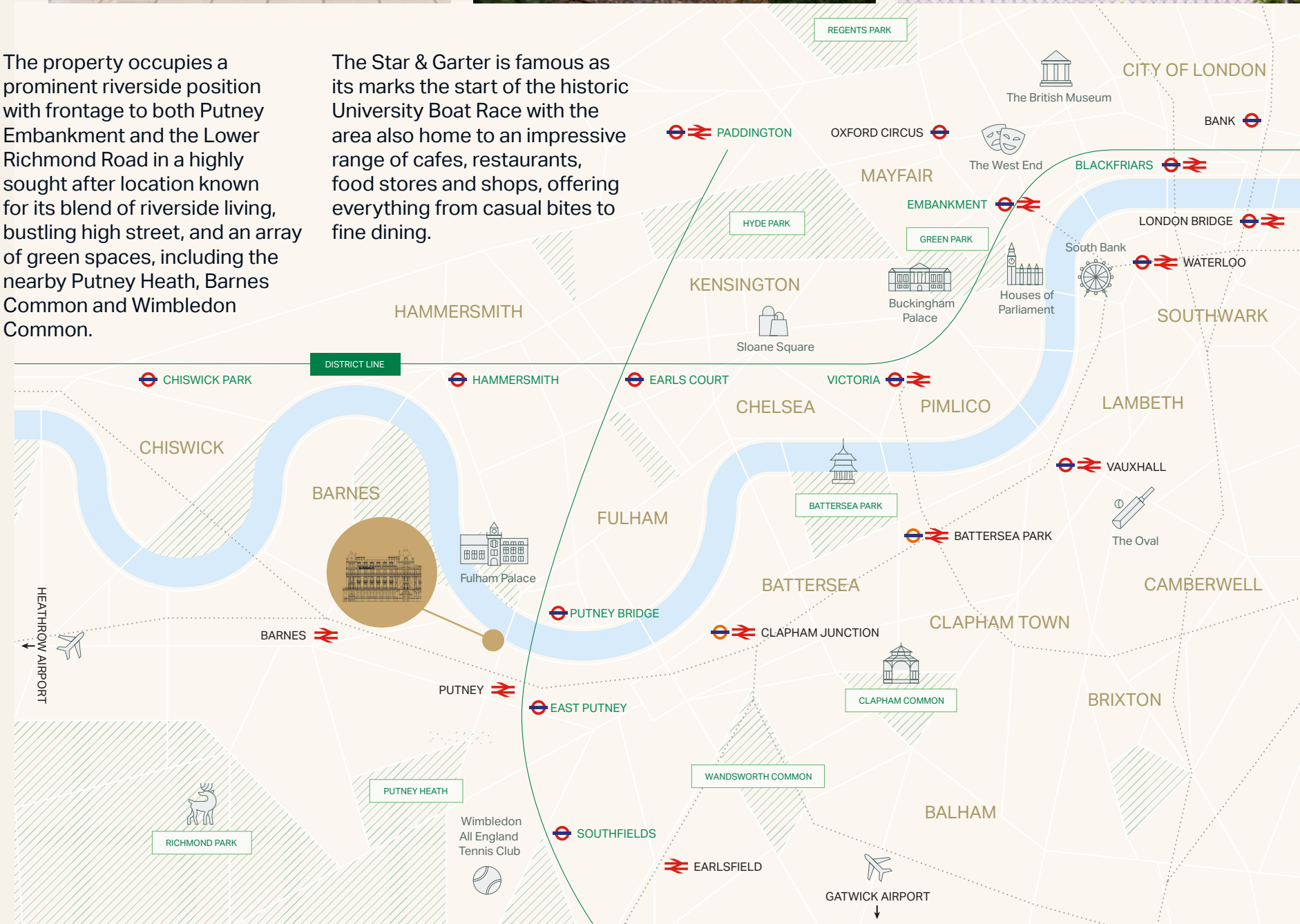
LOCATION

The Star & Garter occupies an enviable position on Putney Embankment immediately fronting the River Thames and within a stone's throw of Putney Bridge.



The property occupies a prominent riverside position with frontage to both Putney Embankment and the Lower Richmond Road in a highly sought after location known for its blend of riverside living, bustling high street, and an array of green spaces, including the nearby Putney Heath, Barnes Common and Wimbledon Common.

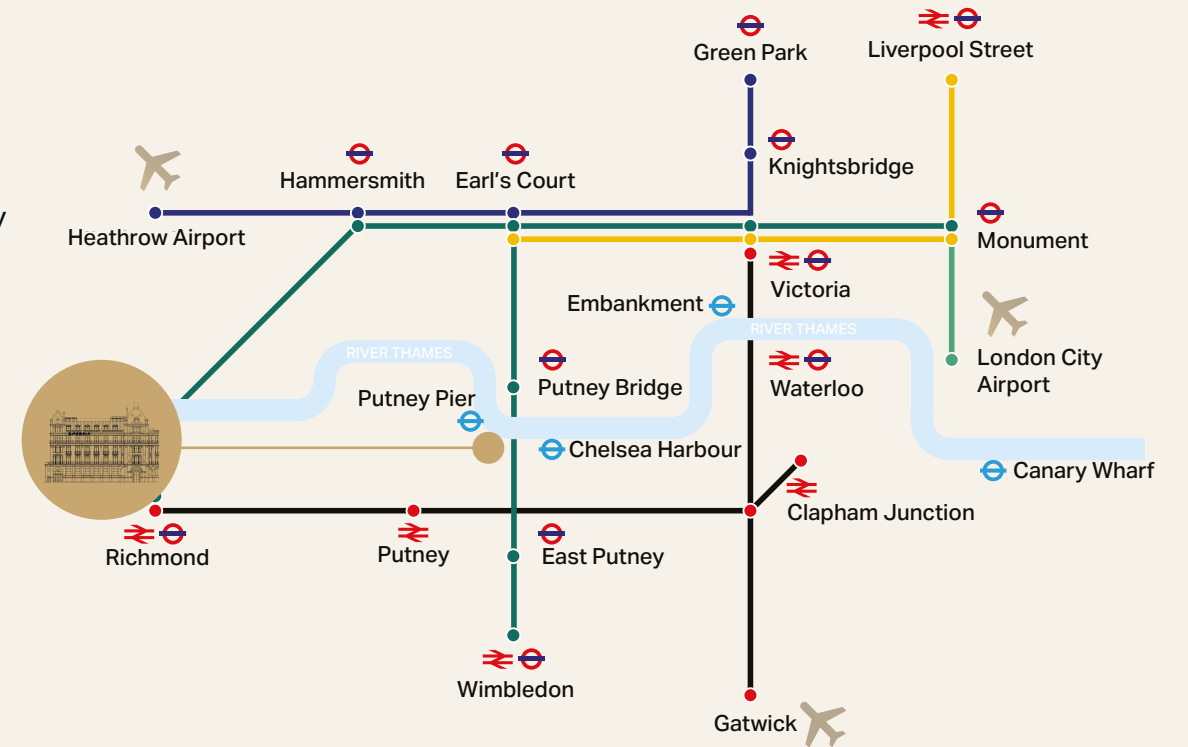
The Star & Garter is famous as its marks the start of the historic University Boat Race with the area also home to an impressive range of cafes, restaurants, food stores and shops, offering everything from casual bites to fine dining.


















EXCEPTIONAL CONNECTIONS

Putney Bridge Underground Station (District Line) is located within 0.4 miles to the north of the property with Putney Mainline Station within 0.5 miles to the south both connecting to Central London. There are also extensive bus services which connect Putney with locations including Clapham Junction, South Kensington and Kingston Upon Thames. Putney Pier, which is directly outside of the property, provides regular Uber by Thames Clipper services throughout the day and evening.



-  Underground
-  National Rail
-  Thames Clipper

DESTINATION	STATION	JOURNEY TIME
 Fulham Broadway	Putney Bridge Underground	4 minutes
 Earls Court	Putney Bridge Underground	9 minutes
 London Waterloo	Putney Mainline	15 minutes
 Victoria	Putney Bridge Underground	17 minutes
 Oxford Circus	Putney Bridge Underground	21 minutes
 Kingston Upon Thames	Putney Mainline	27 minutes
 Cannon Street	Putney Bridge Underground	28 minutes
 Chelsea Harbour	Putney Pier	19 minutes
 Battersea Power Station	Putney Pier	31 minutes
 Embankment Pier	Putney Pier	52 minutes

(Source:TFL)

EXISTING BUILDING

The Star & Garter was last used as a public house (previously A4 but now sui generis) and closed in 2020.

- The site was originally three separate public houses which were consolidated into one in 1750 before being demolished and rebuilt in circa 1900.
- Extensive 32m frontage to both the Lower Richmond Road and Putney Embankment.
- The existing site extends to approximately 0.081 acres.
- The property comprises a five storey Victorian building over basement, ground and four upper floors.
- The building currently extends to 14,900 sq ft GIA.
- The property is located within the Putney Embankment Conservation Area but is not listed.
- Freehold.



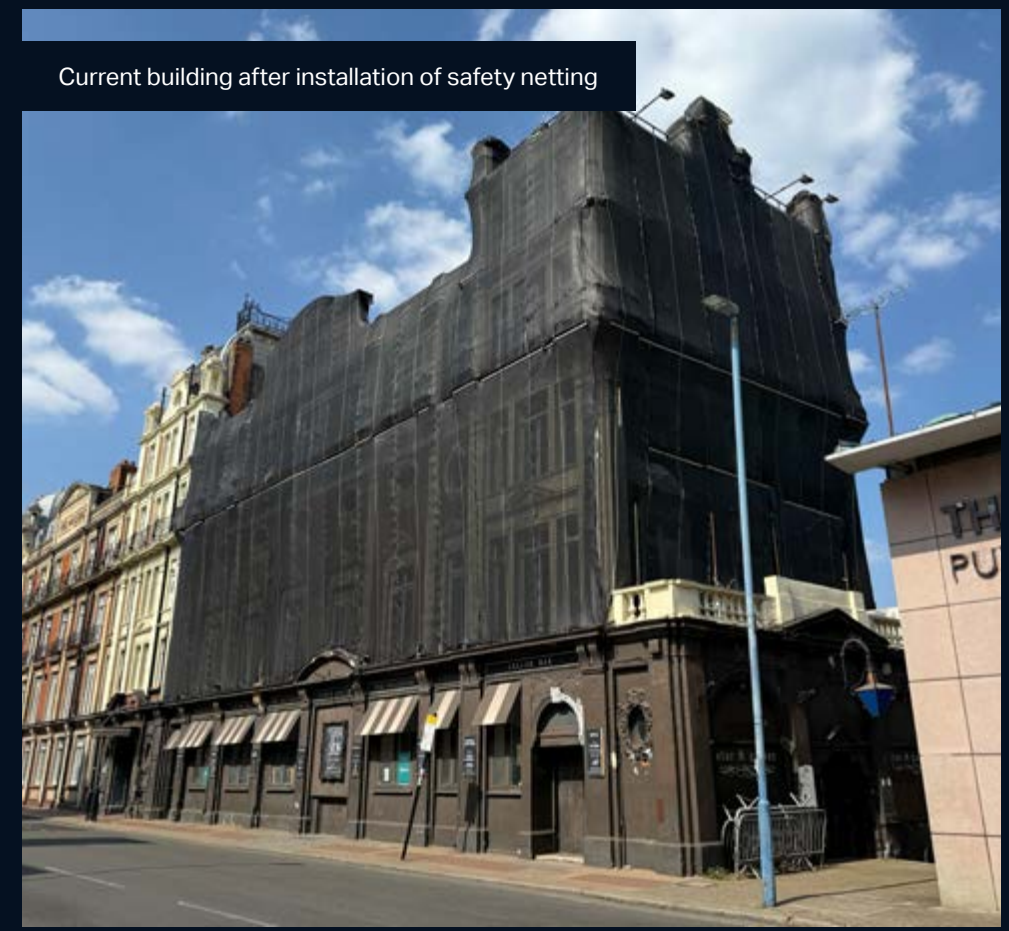
EXISTING APPROXIMATE GROSS INTERNAL AREAS (GIA) & GROSS EXTERNAL AREAS (GEA)

FLOOR	GIA SQ M	GIA SQ FT	GEA SQ M	GEA SQ FT
Basement	297.7	3,204	328.2	3,532
Ground	266.7	2,871	332	3,573
First	278.7	3,000	318.8	3,432
Second	120.1	1,293	318.8	3,432
Third	284.9	3,066	317.8	3,421
Fourth	88.7	954	112.6	1,211
Fifth	47.6	513	64	689
Total	1,384.4	14,901	1,792	19,291





The site was originally three separate public houses which were consolidated into one in 1750 before being demolished and rebuilt in circa 1900.



Current building after installation of safety netting

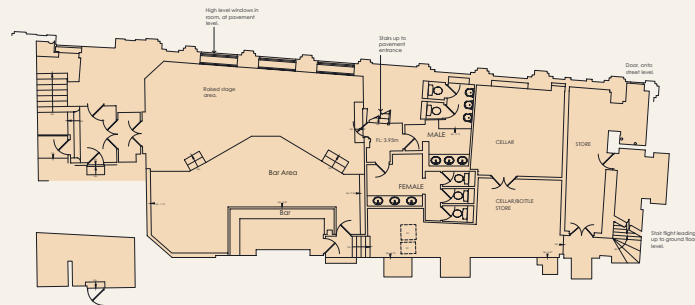
Existing building before installation of safety netting



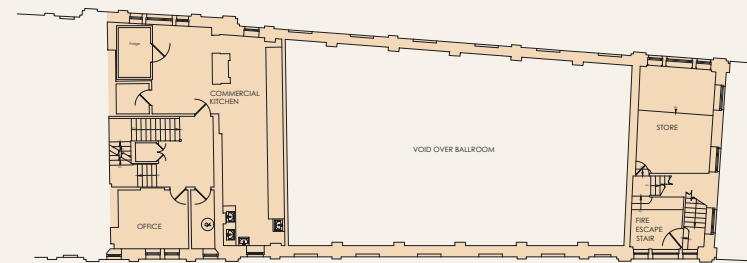
EXISTING FLOOR PLANS



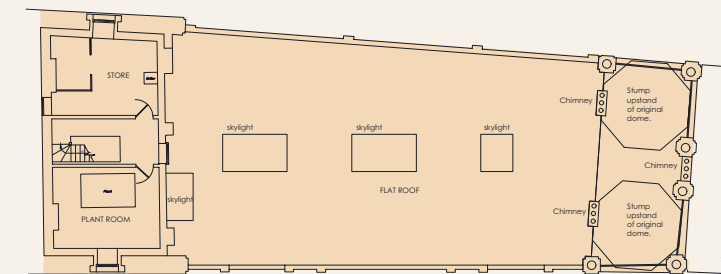
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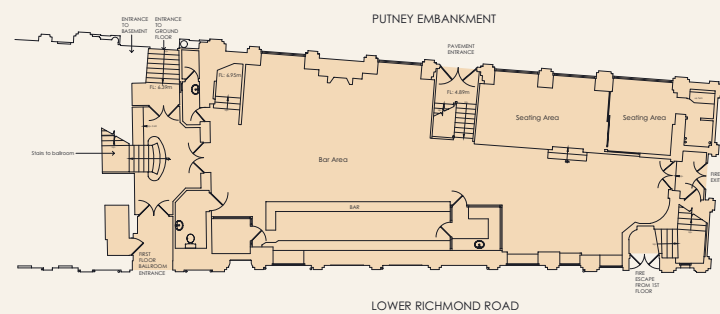
2ND



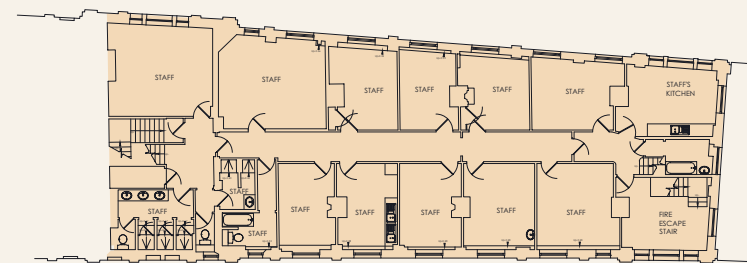
5TH



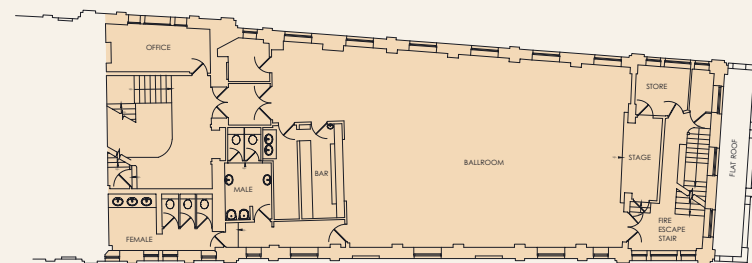
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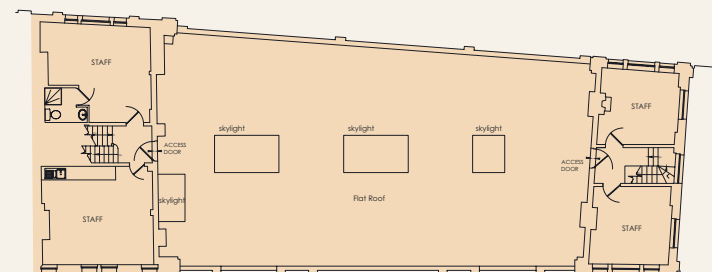
3RD



1ST



4TH



“The property comprises a five storey Victorian building over basement, ground and four upper floors. The building currently extends to 14,900 sq ft GIA.”

DETAILED PLANNING PERMISSION

The Star & Garter is situated within the London Borough of Wandsworth and benefits from full planning permission for two alternative schemes details of which are set out below:

RESIDENTIAL LED SCHEME (APPLICATION REFERENCE: 2024/4282)

Planning consent was granted on April 2025 for the conversion of the existing building with additional new build and infill accommodation added to the property at second, fourth and fifth floor levels to create a cafe bar on ground floor with 8 residential apartments on the upper floors. Ancillary accommodation for the residential units will be provided at basement level.

The full planning consent can be viewed [here](#)

HOTEL LED SCHEME (APPLICATION REFERENCE: 2022/3278)

Planning consent was granted in December 2022 for the conversion of the existing building with additional new build and infill accommodation added to the property at fourth and fifth floor levels to create 24 en-suite hotel bedrooms with bar/restaurant and ancillary accommodation at ground and basement levels.

The full planning consent can be viewed [here](#)

Neither consent has been implemented.



CGI of residential led scheme with pavement licence, subject to the necessary consents from Wandsworth Borough Council



RESIDENTIAL LED SCHEME

The property has planning consent for the conversion of the existing building with additional new build and infill accommodation added at second, fourth and fifth floor level to create a cafe bar on ground floor with 8 residential apartments on the upper floors. Ancillary accommodation for the residential units, including a gym and cycle storage will be provided at basement level.

PROPOSED GROSS INTERNAL AREAS (GIA) AND GROSS EXTERNAL AREAS (GEA)

FLOOR	GIA SQ M	GIA SQ FT	GEA SQ M	GEA SQ FT
Basement	284.9	3,067	328.4	3,534
Ground	279.4	3,008	332	3,574
First	270.5	2,912	318.8	3,432
Second	271.4	2,921	319.3	3,436
Third	276.7	2,979	317.8	3,421
Fourth	274.3	2,953	318.4	3,472
Fifth	180.1	1,939	215.5	2,320
Total	1,837	19,777	2,150.2	23,145

PROPOSED SPLIT OF ACCOMMODATION – GROSS INTERNAL AREAS (GIA)

FLOOR	RESIDENTIAL GIA SQ M	RESIDENTIAL GIA SQ FT	COMMERCIAL GIA SQ M	COMMERCIAL GIA SQ FT	SHARED GIA SQ M	SHARED GIA SQ FT	TOTAL GIA SQ M	TOTAL GIA SQ FT
Basement	176	1,894			109.9	1,183	284.9	3,067
Ground	72.6	781	206.8	2,226			279.4	3,007
First	270.5	2,912					270.5	2,912
Second	271.4	2,921					271.4	2,921
Third	276.7	2,978					276.7	2,978
Fourth	274.3	2,953					274.3	2,953
Fifth	180.1	1,939					180.1	1,939
Total	1,520.60	16,378	206.8	2,226	109.9	1,183	1,837.30	19,777

PROPOSED NET SALEABLE AREAS - RESIDENTIAL

FLOOR	APARTMENT	DESCRIPTION	NSA SQ M	NSA SQ FT
First	One	2 bed	107.8	1,160
First	Two	2 bed	98.3	1,058
Second	Three	2 bed	107.4	1,156
Second	Four	2 bed	100.1	1,077
Third	Five	2 bed	112.6	1,212
Third	Six	2 bed	108.7	1,170
Fourth & Fifth	Seven	3 bed duplex	190.6	2,052
Fourth & Fifth	Eight	3 bed duplex	158.3	1,704
Total			983.8	10,590

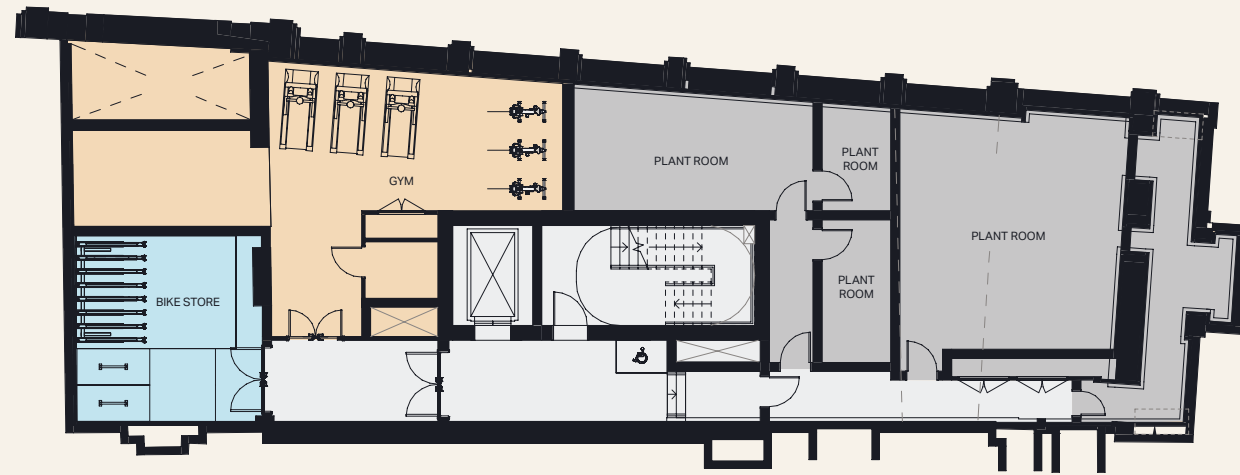


CGI of residential led scheme with pavement licence, subject to the necessary consents from Wandsworth Borough Council

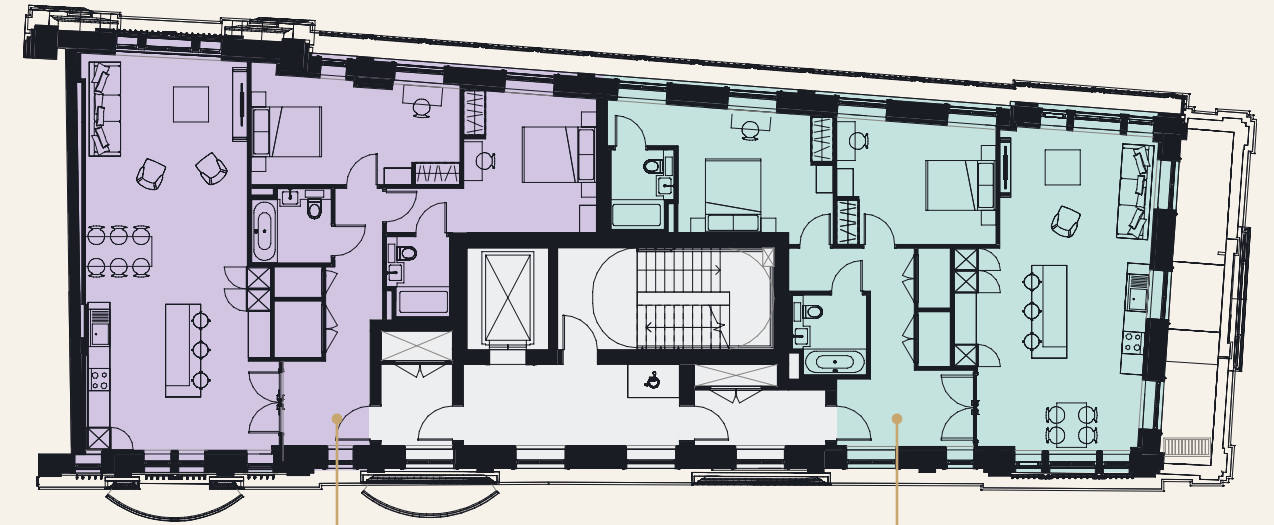
PROPOSED FLOOR PLANS - RESIDENTIAL LED SCHEME



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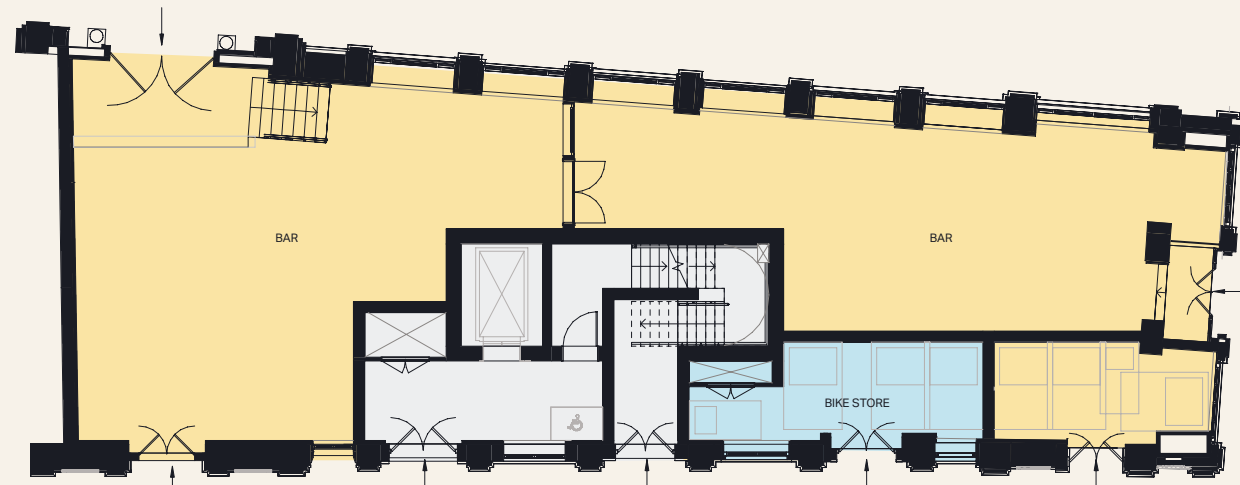
1ST



Apartment 1
2 bed 1,160 sq ft

Apartment 2
2 bed 1,058 sq ft

G



2ND



Apartment 3
2 bed 1,156 sq ft

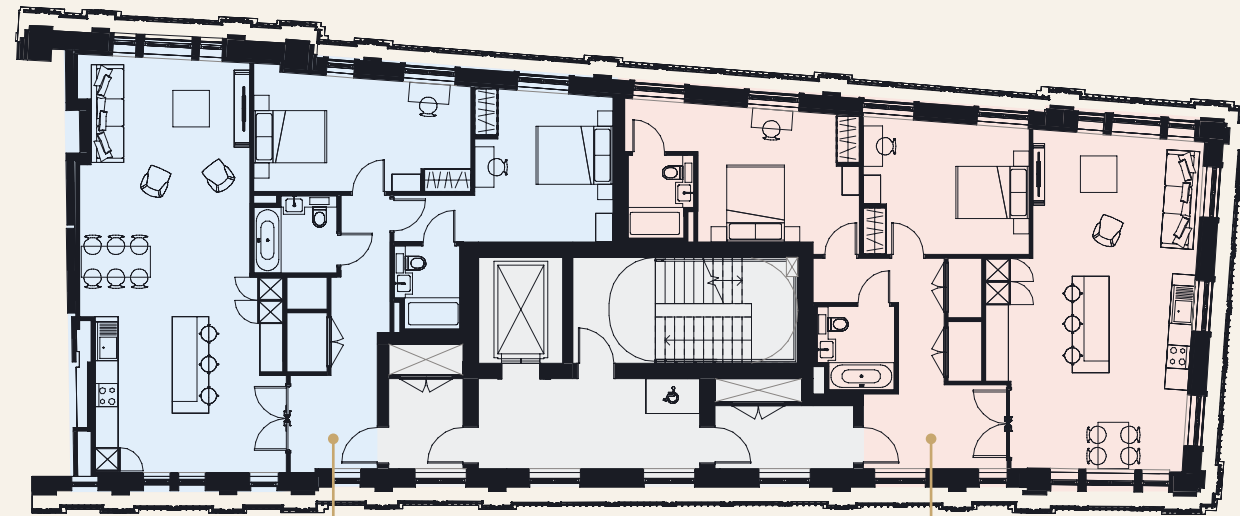
Apartment 4
2 bed 1,077 sq ft

All floor plans are not to scale | for indicative purposes only.

PROPOSED FLOOR PLANS - RESIDENTIAL LED SCHEME



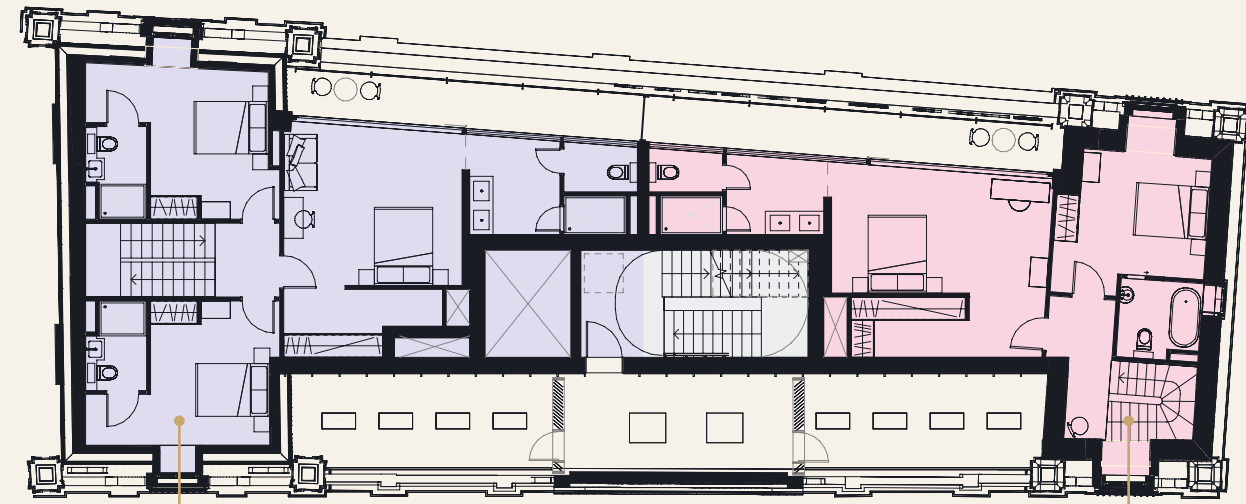
3RD



Apartment 5
2 bed 1,212 sq ft

Apartment 6
2 bed 1,170 sq ft

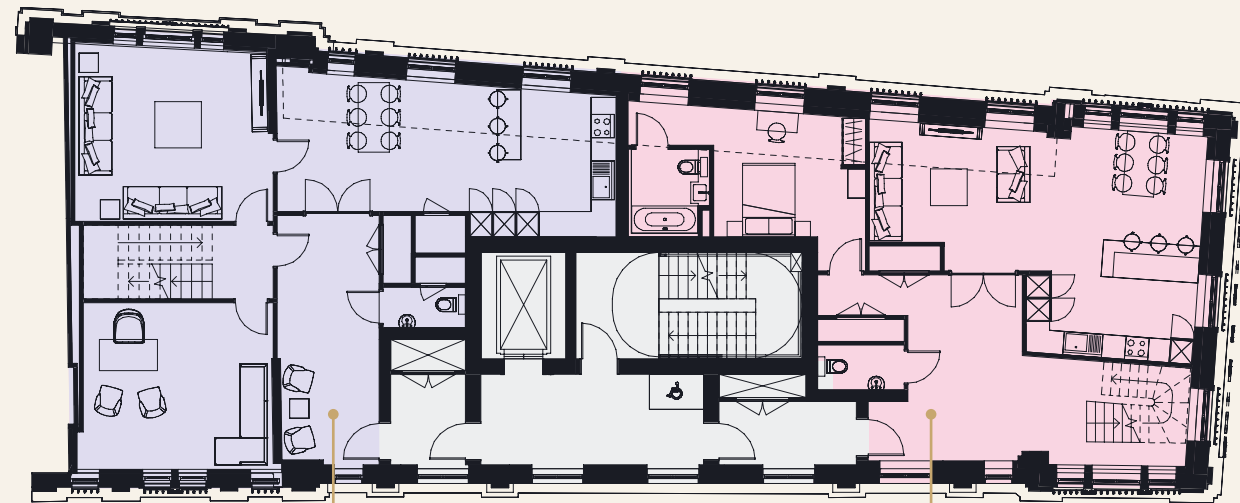
5TH



Apartment 7

Apartment 8

4TH



Apartment 7
3 bed Duplex 2,052 sq ft

Apartment 8
3 bed Duplex 1,704 sq ft

“The residential consent creates 8 private residential apartments above the public house to increase the GIA of the building to 19,778 sq ft.”



CGI of hotel led scheme

HOTEL LED SCHEME

The property has planning consent for the conversion of the existing building with additional new build and infill accommodation added at second, fourth and fifth floor level to create 24 hotel bedrooms on the upper floors with bar/restaurant and ancillary accommodation at ground floor and basement levels.

FLOOR	GIA SQ M	GIA SQ FT
Basement	268	2,885
Ground	274	2,949
First	270.5	2,912
Second	270.5	2,912
Third	270.5	2,912
Fourth	280.5	3,019
Fifth	104	1,119
Total	1,738	18,708



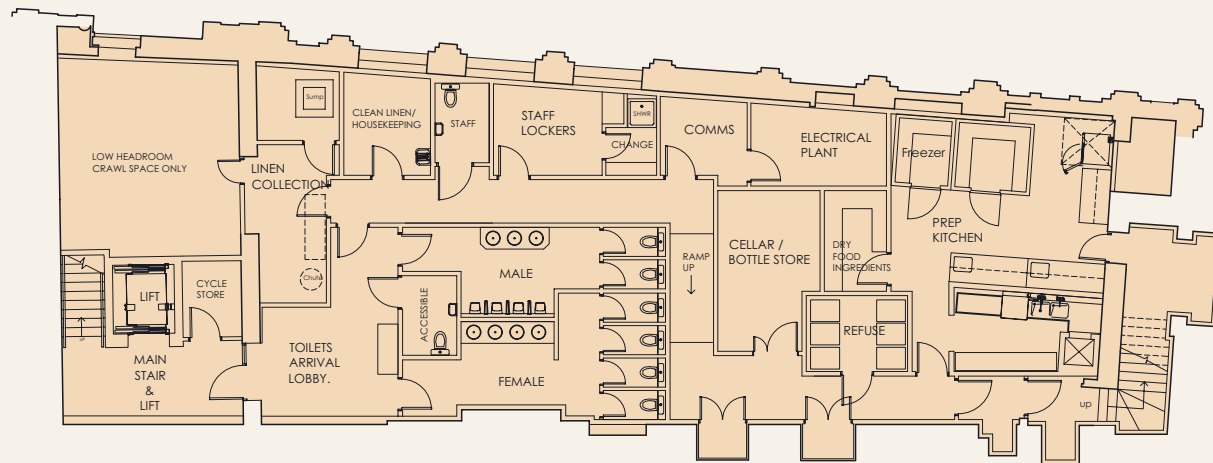
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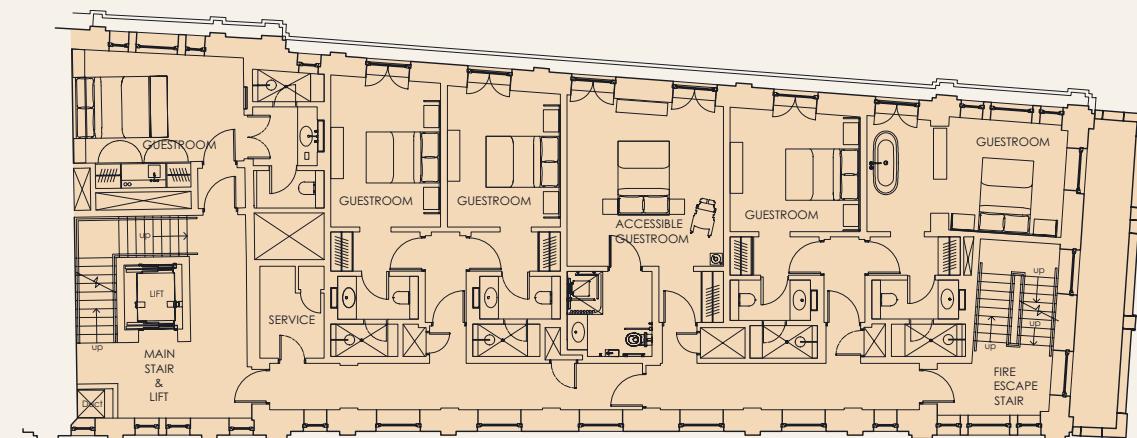
PROPOSED FLOOR PLANS - HOTEL LED SCHEME



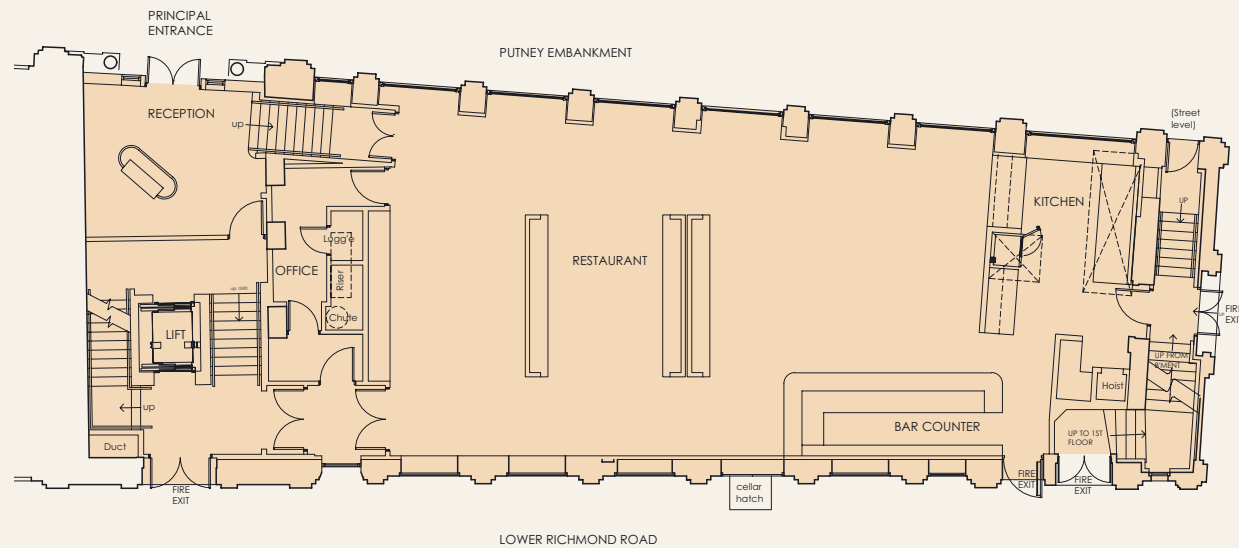
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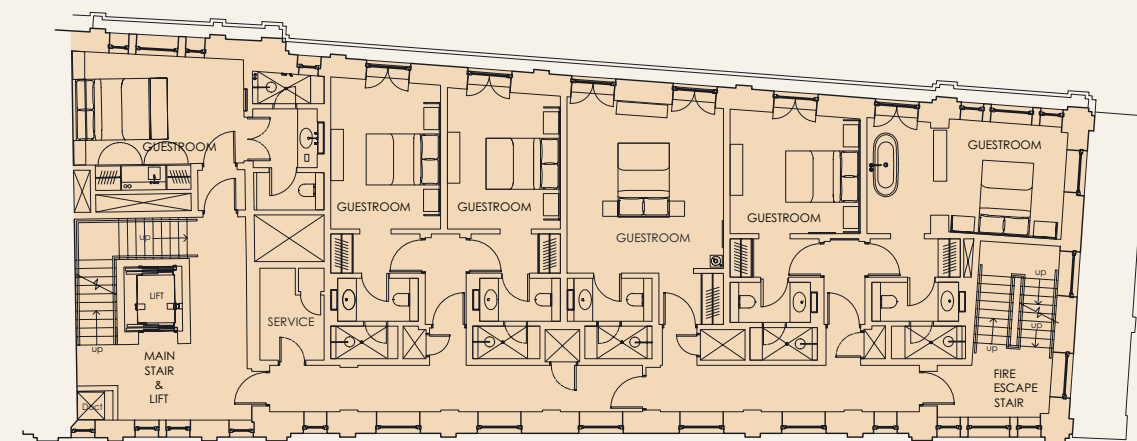
1ST



G



2ND

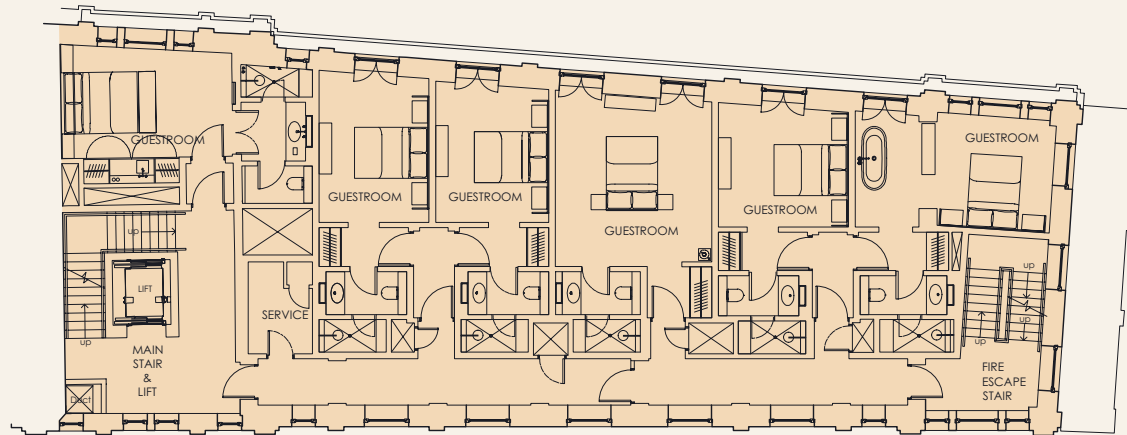


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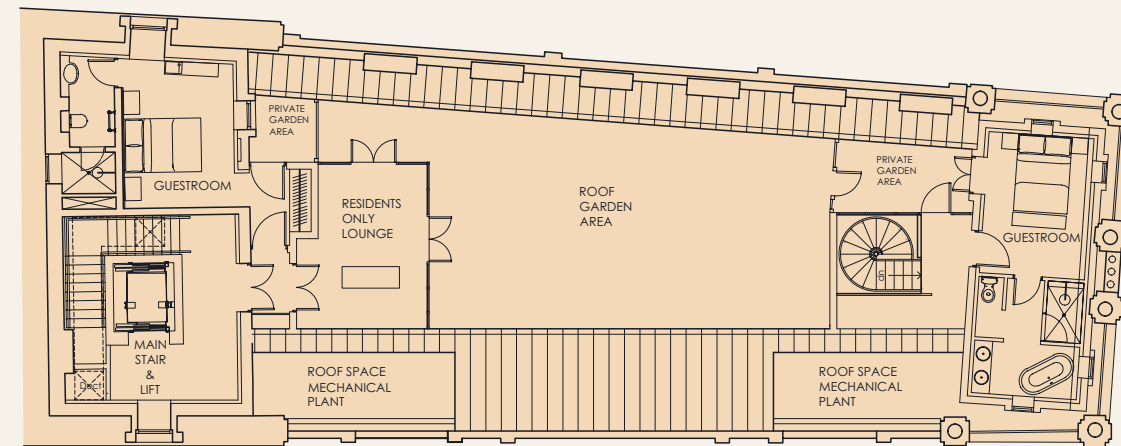
PROPOSED FLOOR PLANS - HOTEL LED SCHEME



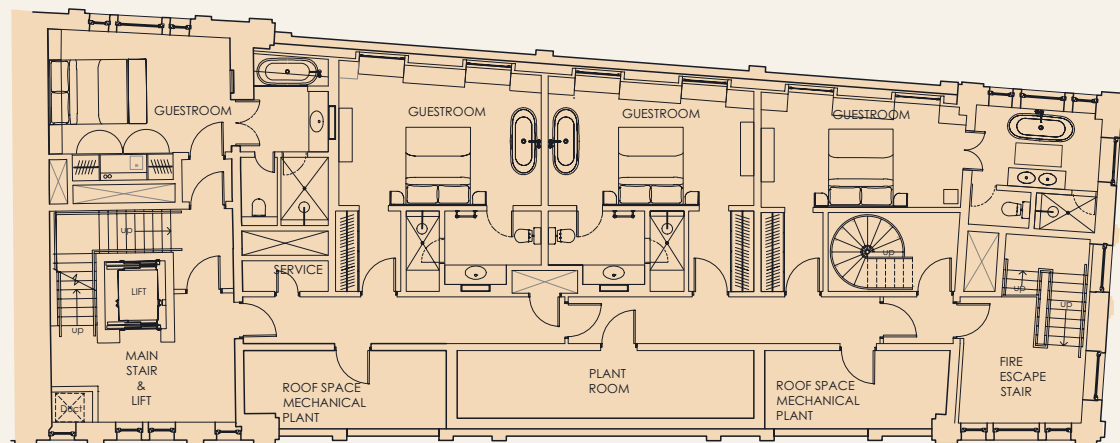
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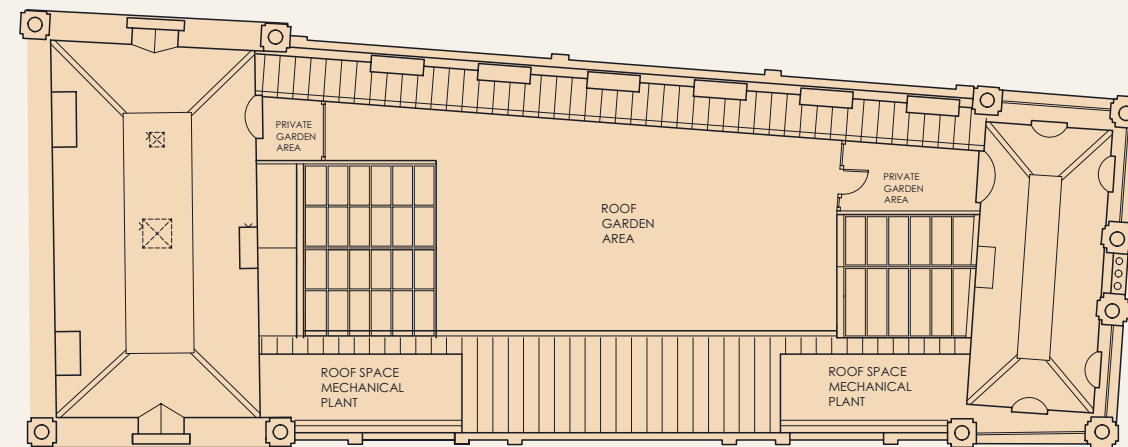
5TH



4TH



R



FURTHER INFORMATION

DATA ROOM

Further information can be accessed via the dataroom button below:

[CLICK HERE](#)

CIL

The CIL contribution for the hotel led scheme has been confirmed as £154,478.79.

The CIL contribution for the residential led scheme has been confirmed as £861,033.29

SERVICES

None of the services to the property have been tested and it is the responsibility of the Purchaser to ensure that they are adequate for their intended use.

EPC

An Energy Performance Certificate is in currently in the course of preparation.

ACCESS

All site inspections are strictly by prior appointment and can be arranged through the joint sole agents Savills and Fleurets. Viewings are undertaken at the interested parties own risk and no liability can be accepted by the freeholder or joint sole agents.

VAT

The property is elected for VAT.

ANTI-MONEY LAUNDERING

The successful bidder will be required to provide the necessary information to satisfy the joint sole selling agents mandatory AML requirements.

METHOD OF SALE

Offers are invited for the benefit of the freehold interest with vacant possession, subject only to contract.

CONTACTS

For further information please contact:

PAUL BREEN
Savills
07767 873353
pbreen@savills.com

JAMES DAVIES
Fleurets
07990 573176
james.davies@fleurets.com

ANDREW COX
Savills
07967 555429
acox@savills.com

GEORGE KENYON
Fleurets
07917 175877
george.kenyon@fleurets.com

JAMES HOLMES
Savills
07812 686393
james.holmes@savills.com



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