



**HENRY TATE MEWS, SW16**  
**£860,000 FREEHOLD**

**Winkworth**



## HENRY TATE MEWS, SW16

**Available exclusively through Winkworth, we are thrilled to introduce this unique end-of-terrace family house that boasts a special location in a gated parkland development.**

Set within the historic gardens of Henry Tate Mews, with its listed buildings and protected orchard, Winkworth are delighted to offer exclusively for sale this exceptional town house with accommodation in excess of 1566 sq. ft.

Located adjacent to Streatham Common, the main house was originally called Park Hill, built in 1829 in the classical style by the Leaf family, and lived in by Sir Henry Tate from 1880 where he opened the first Tate Gallery. In 1996, the mews were converted into private housing.

The grounds are set behind a high screen of trees completely insulated from the road and benefit from a secure gated entrance with car access from Streatham Common North. Residents can enjoy full use of the extensive gardens that include a large, protected fruit orchard, rolling lawns, mature planted borders and charming Grade II listed garden follies.

Offering bright accommodation with lots of potential, the reception room has floor to ceiling French windows that open out to three separate juliet-style balconies. The house also provides a fitted kitchen and separate dining room, also with a juliet-balcony overlooking the patio garden, and provides four double bedrooms and four bathrooms as well as a integrated garage and an off-street parking space.

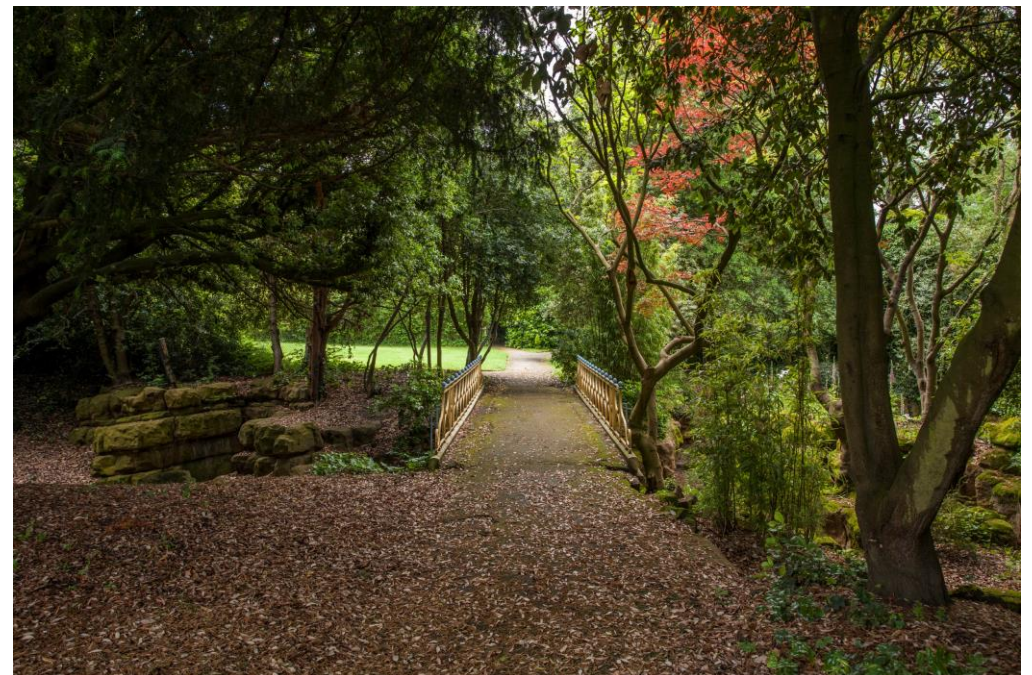
Henry Tate Mews is located within easy reach of Streatham, West Norwood & Streatham Common train stations with regular commuter services into central London and the City. There are a selection of excellent local schools and amenities on your doorstep that include: great gastropubs, a microbrewery and cafe by the stunning Rookery Gardens on the Common, Streatham's modern Leisure Centre and Ice-Rink and there are several supermarkets including a 24-hour Tesco, M&S Foodhall, a Sainsbury's and an Aldi.

The property is offered Chain-Free.

### LOCATION

Streatham Common



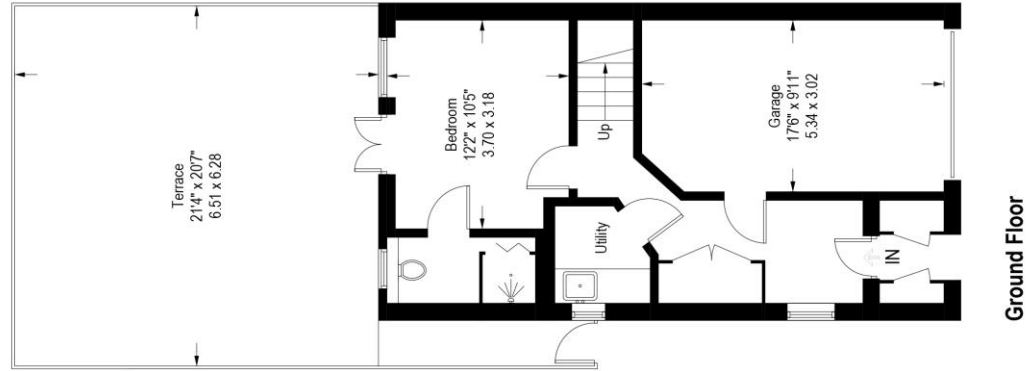


## Henry Tate Mews, SW16

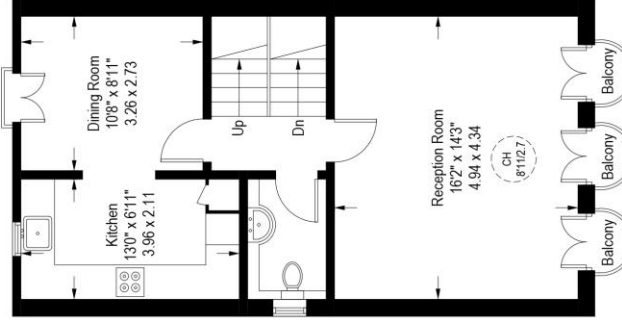
Approximate Gross Internal Area = 1555 sq ft / 144.5 sq m  
(Including Garage)

External Cupboards = 11 sq ft / 1.0 sq m

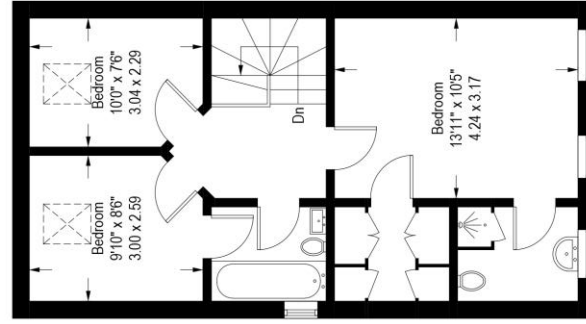
Total = 1566 sq ft / 145.5 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Illustration for identification purposes only  
measurements are approximate, not to scale. (ID1013886)