



Henry Tate Mews, SW16

Offers IEO: £950,000 *Freehold*



KEY FEATURES

- Historic Grade II* estate
- Extensive landscaped gardens
- Secure gated development
- Peaceful secluded setting
- Strong resident community
- Well managed service charges
- Parking available- 1-2 spaces available (subject to separate negotiation)
- No through traffic

Set within a private, securely gated estate opposite Streatham Common and within the six-acre grounds of the former Henry Tate Mews, this exceptional home occupies a peaceful position with open views across the orchard and landscaped gardens. Mature trees and thoughtfully maintained grounds create a rare sense of privacy that feels far removed from the pace of city life. The accommodation is well balanced and filled with natural light, with the principal living spaces enjoying an open outlook over the surrounding gardens. There is a calm, unhurried atmosphere throughout, making the home equally well suited to families, downsizers, or those seeking a quieter way of living without compromise. The estate is particularly well managed, with a very reasonable service charge covering communal lighting (including the Doric Temple, beautifully illuminated in the evenings), secure gated access, refuse management, extensive gardening, seasonal planting and ongoing maintenance via a resident handyman. The setting benefits from a strong sense of community, supported by secure access and an active residents' WhatsApp group. The grounds themselves are a true highlight, featuring immaculately kept lawns, winding pathways and established planting, alongside historic features including a folly, a rare Pulhamite stone grotto and the Doric Temple. Originally built in 1829 and later home to Sir Henry Tate, the estate retains a remarkable sense of history while offering a peaceful and well-maintained environment. One to two car parking spaces are available by separate arrangement and can be discussed further. There is also scope for future enhancement, with neighbouring properties having successfully extended into the loft space, subject to the usual consents. Positioned alongside Streatham Common, the property enjoys immediate access to wide open green space while remaining exceptionally well connected. Streatham and Streatham Common stations provide fast routes into the City and West End, while the Rookery Gardens with their ornamental lake, leisure and swimming facilities - along with cafés and local shops, are close by. The area is particularly popular with families, with a wide selection of excellent local schools and strong links to the highly regarded Dulwich schools.

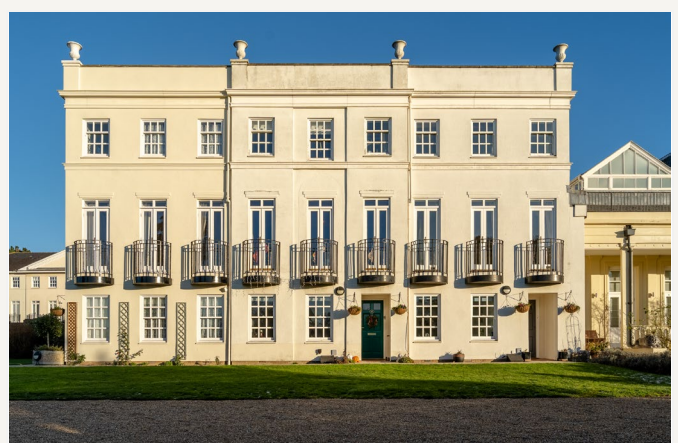
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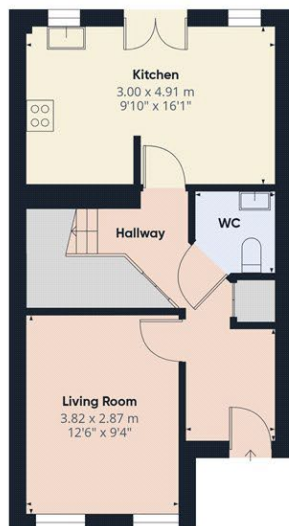
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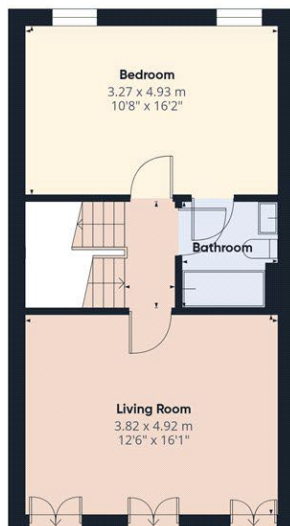




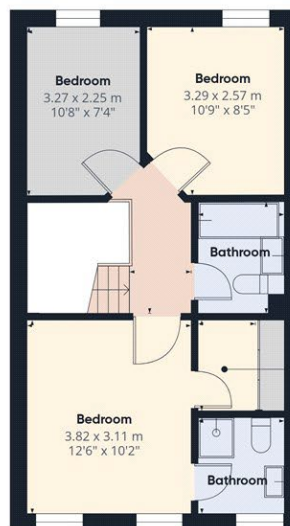
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Ground Floor



First Floor



Second Floor



Approximate total area^m
122.5 m²
1319 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	83 B

MATERIAL INFO

Tenure: Freehold

Service Charge: £2800 per annum

Council Tax Band: G

EPC rating: C

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