

HENRY TATE MEWS, SW16
GUIDE PRICE: £1,500,000 - £2,000,000



WILFORDS
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5 BEDROOMS | 4 BATHROOMS | 1 RECEPTION ROOM | KITCHEN | FREEHOLD | 3518 SQ FT | 326.8 SQ M

A rare opportunity to own a substantial home measuring over 3,500 Sq. Ft. (326 Sq. Mtrs) within the historic Henry Tate Estate.

Arranged over three floors, the property includes a generous 37' x 20' reception room, originally the billiards room of the house built for Henry Tate, founder of the Tate Gallery.

This room has a 21'9" (6.64Mtrs) high ceiling and accommodates a further mezzanine floor. The ground floor also includes a large kitchen/breakfast room, utility room, guest Cloakroom/W.C. and integral double garage.

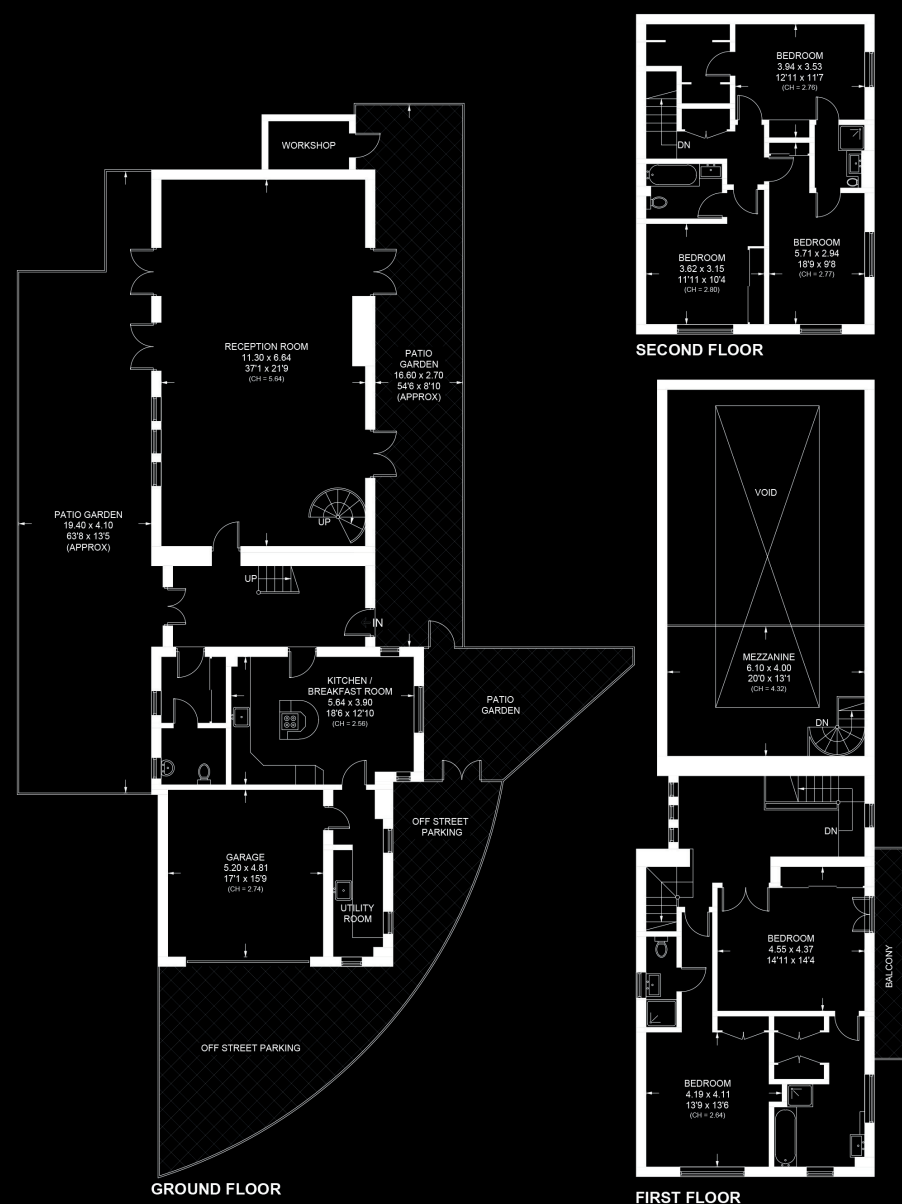
The accommodation further comprises five double bedrooms and four bath/shower rooms, providing flexible space for families or those needing additional work or guest rooms. The property further benefits from a garage, off-street parking, and two large patio gardens, along with access to extensive communal parkland gardens exclusive to the estate.

The Henry Tate Mews communal gardens cover circa eight acres of private, landscaped grounds which were once the estate of Sir Henry Tate. Residents have access to well-maintained lawns, a mature orchard with over 40 varieties of apple trees, a pond, woodland areas, a terrace, a fabulous Victorian folly, and a grotto.

The location provides convenient access to the amenities of Streatham, including major supermarkets, independent cafés, restaurants, and leisure facilities. Streatham Common and The Rookery offer attractive nearby green spaces. Transport links are strong, with Streatham and Streatham Common stations providing direct services into central London, and several bus routes offering easy connections to surrounding areas such as Brixton and Clapham.



Approximate Area = 326.8 sq m / 3518 sq ft
(Including Mezzanine / Garage & Excluding Void / Workshop)



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In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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