



CHARLES MEWS
LONDON, N22

GRANT J BATES
— PROPERTY —



GJB

An impressive selection of five luxury 3-bedroom mews houses and a 5-bedroom detached coach house within a gated development

Charles Mews, Alexandra Palace, London, N22

A boutique collection of architecturally considered mews houses, Charles Mews brings together contemporary design, strong lateral space, and the privacy of a gated setting, all centred around a beautifully landscaped communal garden.

Designed with a clear focus on modern living, each home offers generous proportions, excellent natural light, and a sense of calm separation from the surrounding streetscape, a rare balance in a London setting. Securely positioned behind controlled entry, the development has been conceived as a private enclave, combining discretion with a strong design identity.

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Stamp Duty Paid by Developer - A newly built detached home with five bedrooms, three bathrooms, close to 1,750, design led, and sat behind a gated mews

Coach House - Charles Mews Station, Alexandra Palace

Freehold

- 5 Bedrooms
- 3 Bathrooms
- 2 Ensuities
- 3 Toilets
- 2 Living Areas
- 2 Floors

Description

Tucked behind gates in the heart of Alexandra Palace, Charles Mews is a quietly striking, design-led development defined by flowing rooflines, wildflower meadow roofs and a refined architectural language that sits beautifully within its green surroundings.

The Coach House is the standout detached home within the scheme, offering close to 1,750 sq ft of beautifully considered accommodation arranged across three levels. Rare within a mews setting, it combines scale, privacy and architectural individuality, creating a home that feels both substantial and secluded. The central living space is generous and impressive, designed as a true heart of the house, with ample room for entertaining, dining and day-to-day family life, all framed by the development's signature use of light, soft contemporary lines and carefully judged materials.

The bedroom accommodation is arranged with real flexibility, making the house as suited to family occupation as it is to those wanting guest space, study areas or additional dressing rooms. Two of the principal bedrooms are accompanied by en-suite bathrooms, enhancing the sense of comfort and separation, while the remaining bedrooms are served by a further family bathroom. Throughout, the finish is calm, elevated and cohesive, with arabescato marble, bespoke cabinetry, architectural glazing and a soft, tonal palette combining to create an interior that feels polished without being overdone.

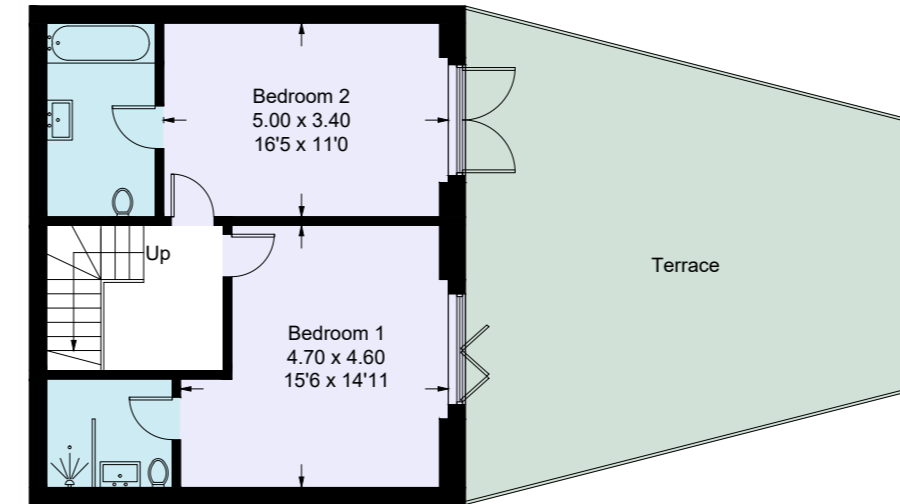


The wider specification is equally strong, with beautifully designed kitchens featuring integrated appliances, induction hobs, marble worktops and wine storage, alongside luxurious bathrooms with marble sinks, micro-cement style finishes, brassware and a quietly boutique feel. Skylights and carefully positioned glazing bring in excellent natural light, while modern systems including an air source heat pump and MVHR ventilation enhance comfort and efficiency year round.

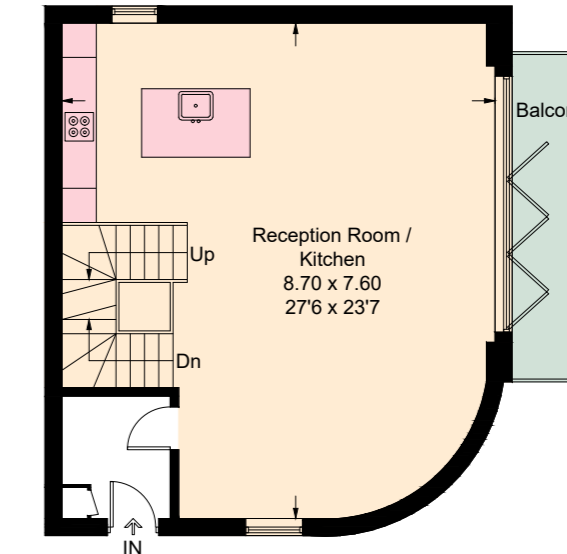


Coach House

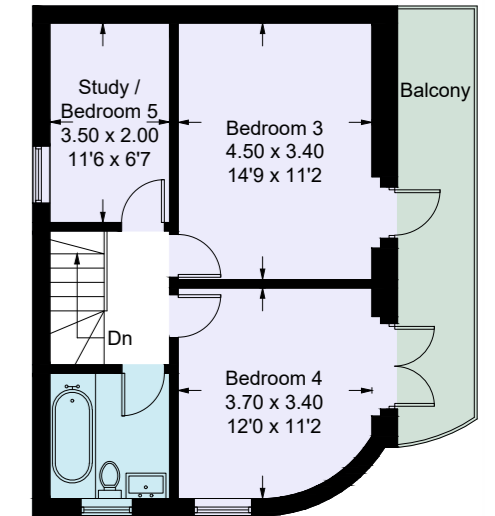
Approximate Gross Internal Area = 162.2 sq m / 1746 sq ft



Lower Ground Floor



Ground Floor



First Floor

A three bedroom, two bathroom, newly built home, design led and within a gated mews and end of terrace

House One – 1 Charles Mews, 40 Station Road, Alexandra Palace

Freehold

- 3 Bedrooms
- 2 Bathrooms
- 1 Ensuite
- 2 Toilets
- 2 Living Areas
- 2 Floors

Description

Tucked behind gates in the heart of Alexandra Palace, Charles Mews is a quietly striking, design-led development defined by flowing rooflines, wildflower meadow roofs and a refined architectural language that sits beautifully within its green surroundings.

House One is the largest of the mews houses and offers just over 1,500 sq ft of beautifully designed accommodation, arranged to create a strong sense of space, flow and quiet luxury. The main living level is wonderfully open and light-filled, centred around a generous reception, dining and kitchen space that feels both sociable and calming, ideal for entertaining yet equally well suited to day-to-day living. The architecture and finish work together particularly well here, with the soft curves, ceiling heights and natural light creating a sense of volume that is rare for a home of this type.

The bedroom accommodation sits separately, giving the house a strong sense of privacy and retreat. The principal suite is especially well considered, complete with a walk-in wardrobe and en-suite bathroom, while two further bedrooms are served by a stylish family bathroom. The overall layout feels intuitive and balanced, combining practicality with a design-led approach that gives the house real presence.

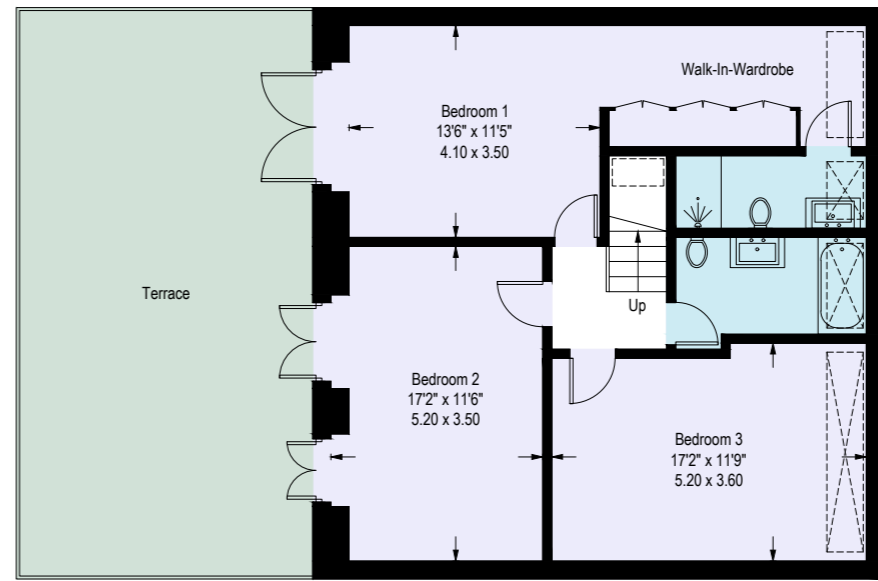


The interiors are elegant and quietly expressive, drawing on a palette of arabescato marble, bespoke joinery, natural plaster tones and carefully integrated storage. The kitchen has been conceived as a feature in its own right, with marble surfaces, handleless cabinetry, integrated appliances, induction cooking and wine refrigeration, while the bathrooms continue the same story of material quality and restraint, with marble sinks, niche storage, brassware and a boutique hotel sensibility. Skylights, architectural glazing and contemporary mechanical systems, including an air source heat pump and MVHR ventilation, further elevate the specification.

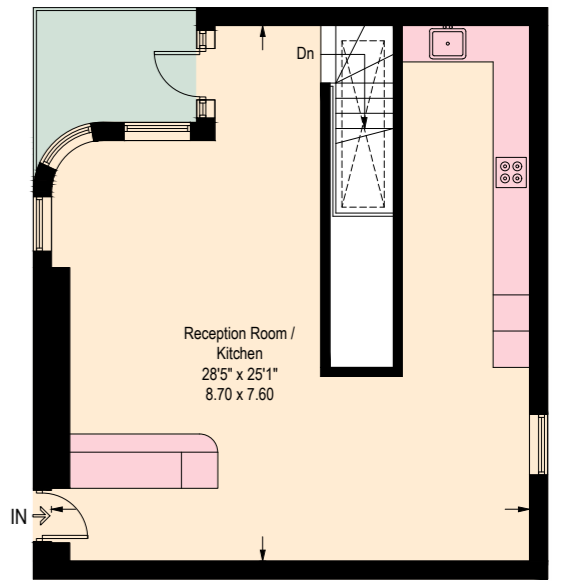
Please note: The images shown for House One are of similar available properties on the Charles Mews development and are representative of the style and finish.



House One
 Approximate Gross Internal Area = 1504 sq ft / 140 sq m



Lower Ground Floor



Ground Floor

= Reduced head height below 1.5m

A delightful mews house with three beds, two baths, near 1,500 sq ft of space, and a turnkey design led finish

House Three - 3 Charles Mews, 140 Station Road, Alexandra Palace

Freehold

- 3 Bedrooms
- 2 Bathrooms
- 2 Toilets
- 2 Living Areas
- 2 Floors

Description

Tucked behind gates in the heart of Alexandra Palace, Charles Mews is a quietly striking, design-led development defined by flowing rooflines, wildflower meadow roofs and a refined architectural language that sits beautifully within its green surroundings.

House Three offers near 1,500 sq ft of internal space and is a superb example of how thoughtful design can elevate every part of a home. While slightly more compact than some of the other houses within the scheme, it loses none of the architectural quality or sense of occasion. The main living space is bright, open and inviting, designed to feel fluid and sociable, with enough room for both formal entertaining and relaxed everyday living. Natural light has been used to excellent effect, helping the space feel airy, calm and connected.

The three-bedroom layout is efficient, well balanced and highly practical, creating distinct living and sleeping zones while preserving a strong sense of flow throughout the house. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a beautifully finished family bathroom. There is a clear emphasis on liveability here, but also on aesthetic discipline, with each room feeling resolved, uncluttered and intentional.

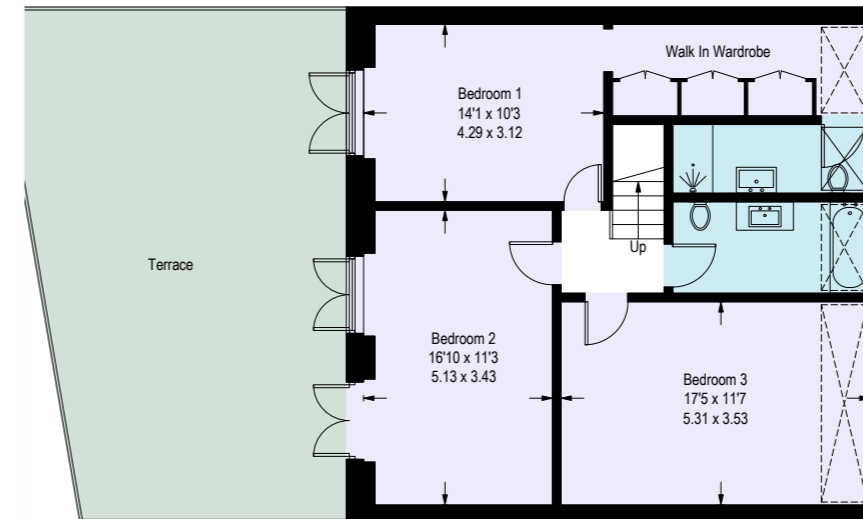


The interior finish is a major feature of the house. The kitchen is elegant and contemporary, with arabescato marble surfaces, integrated appliances, induction hobs, wine storage and seamless cabinetry, while the bathrooms carry a similarly luxurious feel, with marble sinks, subtle texture, integrated storage and refined fittings. Skylights, carefully positioned glazing and bespoke joinery all contribute to the feeling that this is a home designed by people who understand both architecture and how people actually live. The specification is completed by efficient and future-facing systems including an air source heat pump and MVHR ventilation.

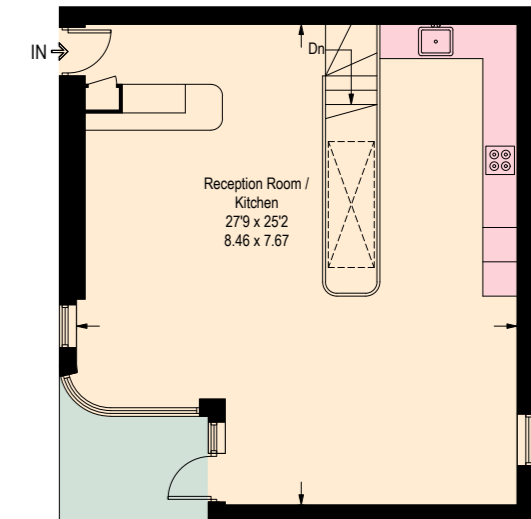


House Three

Approximate Gross Internal Area = 1445 sq ft / 134.0 sq m



Lower Ground Floor



Ground Floor

A new development of gated homes, turnkey, design led, with every comfort one could wish for. This house is three bedroom, two bathroom, across two floors

House Four - 4 Charles Mews, 140 Station Road, Alexandra Palace

Freehold

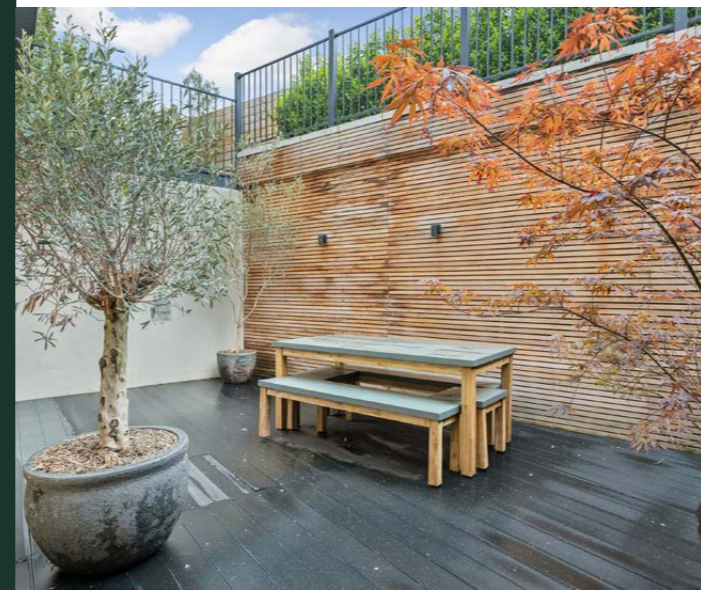
- 3 Bedrooms
- 2 Bathrooms
- 2 Toilets
- 2 Living Areas
- 2 Floors

Description

Tucked behind gates in the heart of Alexandra Palace, Charles Mews is a quietly striking, design-led development defined by flowing rooflines, wildflower meadow roofs and a refined architectural language that sits beautifully within its green surroundings.

House Four offers around 1,300 sq ft of internal space and is a superb example of how thoughtful design can elevate every part of a home. While slightly more compact than some of the other houses within the scheme, it loses none of the architectural quality or sense of occasion. The main living space is bright, open and inviting, designed to feel fluid and sociable, with enough room for both formal entertaining and relaxed everyday living. Natural light has been used to excellent effect, helping the space feel airy, calm and connected.

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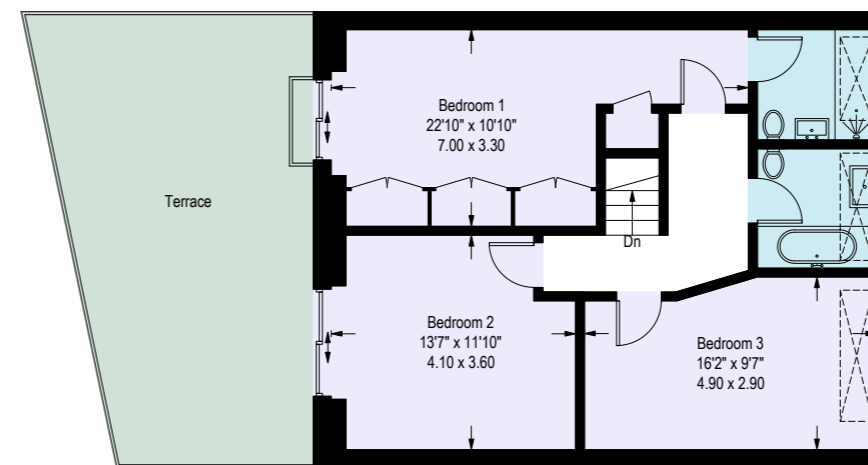


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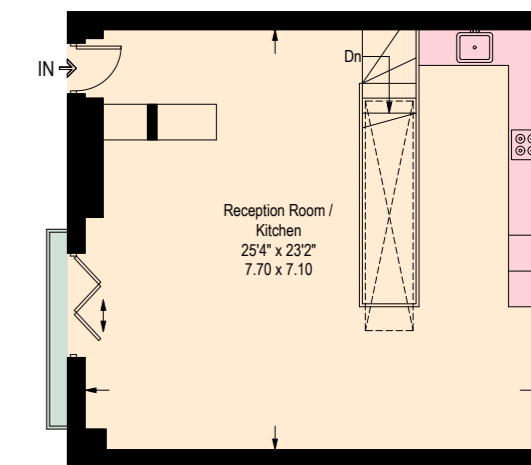


House Four

Approximate Gross Internal Area = 1287 sq ft / 119.6 sq m



Lower Ground Floor



Ground Floor

Location & Lifestyle

Charles Mews is positioned within a vibrant and increasingly sought-after pocket of North London, offering a well-balanced lifestyle defined by green open space, strong schooling, and excellent connectivity.

A key highlight is the proximity to Alexandra Palace, one of North London's most iconic landmarks. Set within expansive parkland, it offers panoramic views across the city alongside walking and cycling routes, a boating lake, pitch-and-putt golf, and a year-round calendar of events including food markets, concerts, and cultural programmes.

Transport connections are both varied and efficient. Alexandra Palace railway station provides direct access into Moorgate, while Wood Green tube station offers swift connections to the West End and Heathrow. A number of bus routes and road links further enhance accessibility.

Locally, there is a growing mix of independent cafés, restaurants, and everyday amenities, alongside larger retail and shopping options nearby. The result is a location that feels both established and evolving, offering convenience, connectivity, and a lifestyle that aligns naturally with the designed positioning of Charles Mews.

Local Authority: London Borough of Haringey



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Site Plan

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Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fitings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.