



Pavilion Square, SW17

£1,175,000 *Freehold*

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Situated within an 8-minute walk of Tooting Bec Tube station, Winkworth is pleased to offer this 3-bedroom townhouse for sale.

KEY FEATURES

- Mid terrace modern townhouse
- Beautifully presented throughout
- Excellent entertaining space
- Bright reception room with two Juliet balconies
- Kitchen breakfast room with dining space
- Three large bedrooms with en-suite bathrooms
- Sunny landscaped patio garden
- Garage and allocated parking space
- Secure gated development



Tooting

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Arranged over 2,000 sqft, this light-filled Town House has three double bedrooms (all en-suite), with the opportunity to turn it into 4, a large lounge/diner, fitted kitchen, separate utility room, and a family bathroom. The property further benefits from lovely high ceilings, surround sound Sonos speakers in every room. The boiler has recently been serviced and the central heating is controlled through Hive heating.

The main master bedroom benefits from an en-suite bathroom, recently renovated, with underfloor heating, large shower, and separate bath. The entire ground floor, stairway/hallway & middle bathroom were also repainted in January 2026. The property further benefits from the lovely high ceilings, surround sound Sonos speakers in every room. The boiler has been recently serviced (February 2026) and is in excellent condition.

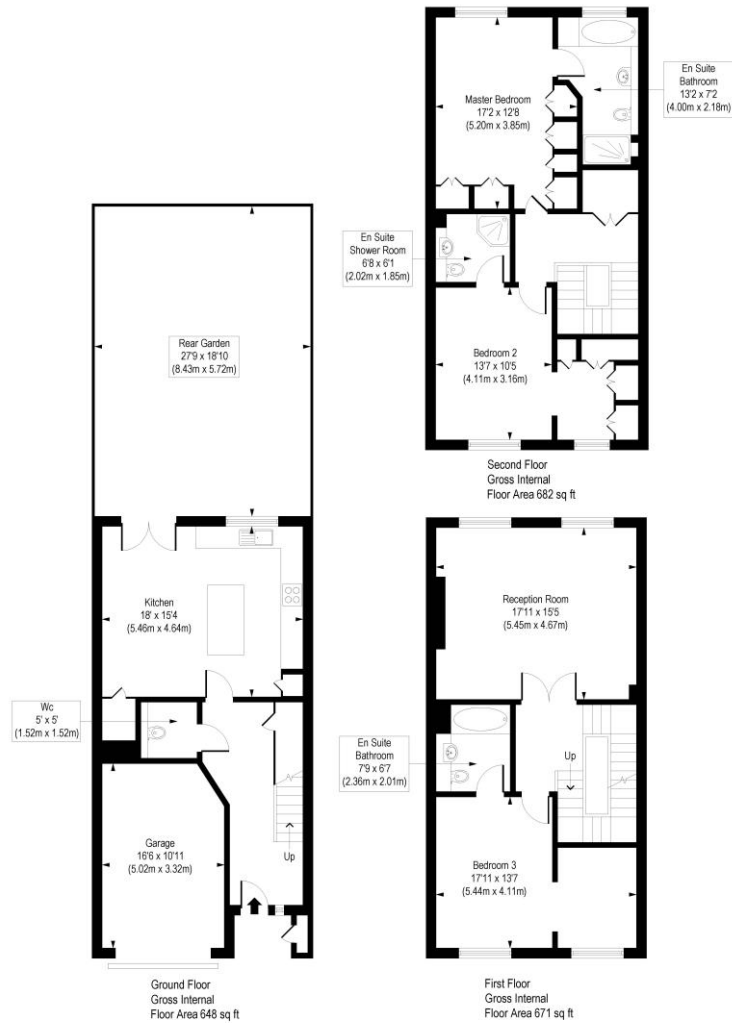




There is a private parking space and garage, located within the gated community square, alongside two communal visitor bays. The Southwest facing garden has mature trees and a beautiful patio for entertaining. Pavilion Square is a secure gated development located off Beechcroft Road and within proximity of Bellevue Road and Wandsworth Common, and is only a ten-minute walk from Tooting Bec Underground station, situated on the Northern Line.

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Approx. Gross Internal Floor Area 2001 sq. ft / 185.86 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1815 sq. ft / 168.61 sq. m (Excluding Garage)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold

Service Charge: £1,160 per annum

Council Tax Band: G

EPC rating: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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