



Bevin Square, SW17

£1,085,000 *Freehold*



A superb four-bedroom family home set within an exclusive gated development, offering over 1,330 sq. ft. of beautifully presented accommodation, a private driveway with EV charging and a sunny south-west facing garden.

KEY FEATURES

- Four Double Bedrooms
- Exclusive Gated Development
- Extended Open-Plan Kitchen/Living Space
- South-West Facing Private Garden
- Access To Secure Communal Gardens
- Three Bathrooms (En-Suite) & WC



Tooting

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Winkworth

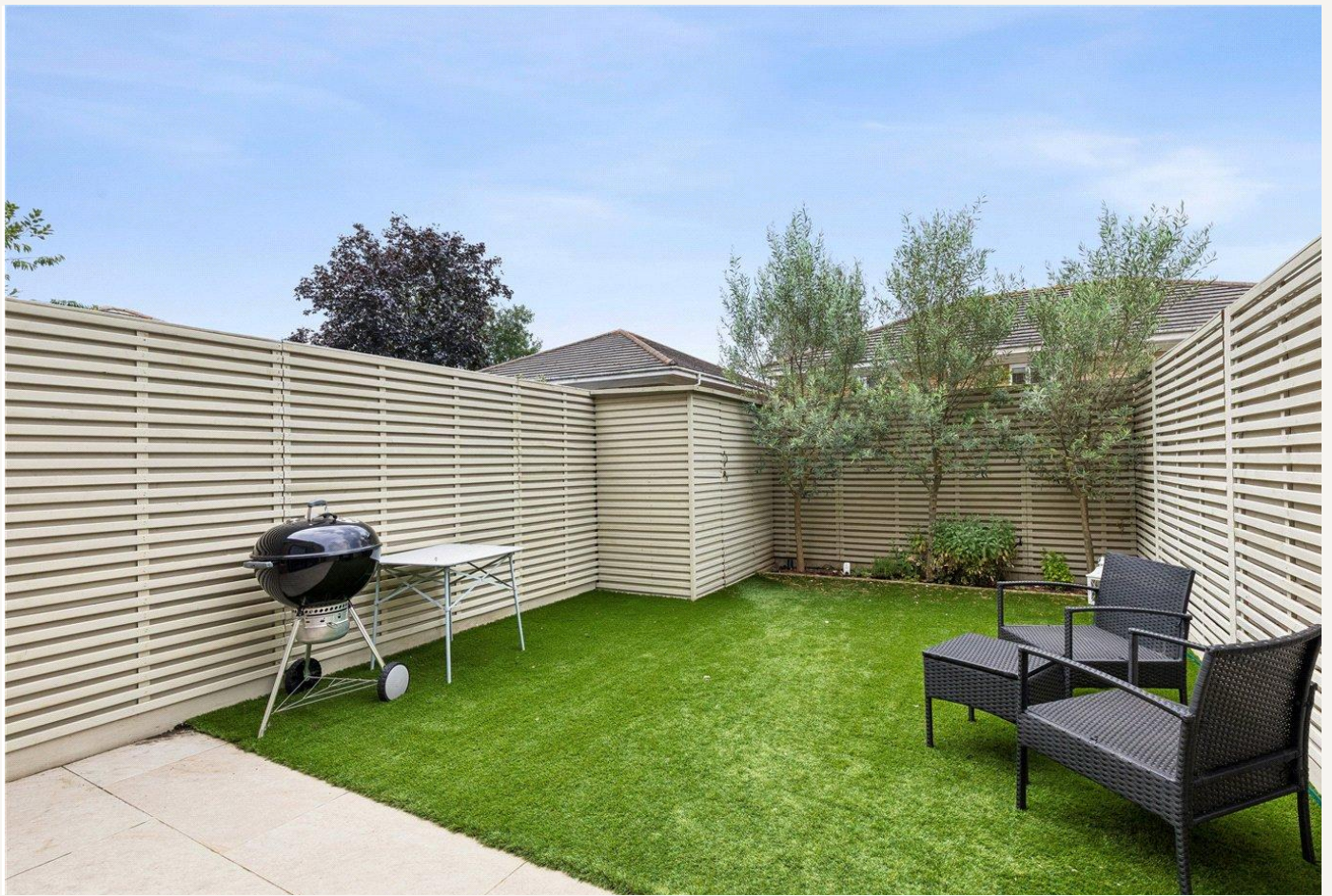
for every step...



Designed with modern family living in mind, the property has been thoughtfully extended to create a stunning open-plan kitchen, dining and living space that forms the heart of the home. Opening directly onto the private rear garden, this impressive room is perfect for entertaining, while the cosier reception room provides a welcome retreat. The ground floor also benefits from a convenient guest WC.

Arranged over the upper floors are four generous double bedrooms and three contemporary bathrooms, all en-suite, offering flexible accommodation for families and guests alike. The home has been upgraded with energy efficiency in mind, featuring zoned wet underfloor heating across eight individual areas, an insulated roof and modern double-glazed windows. Outside, the low-maintenance south-west facing garden enjoys sunshine throughout the day, while residents also benefit from access to secure communal gardens.

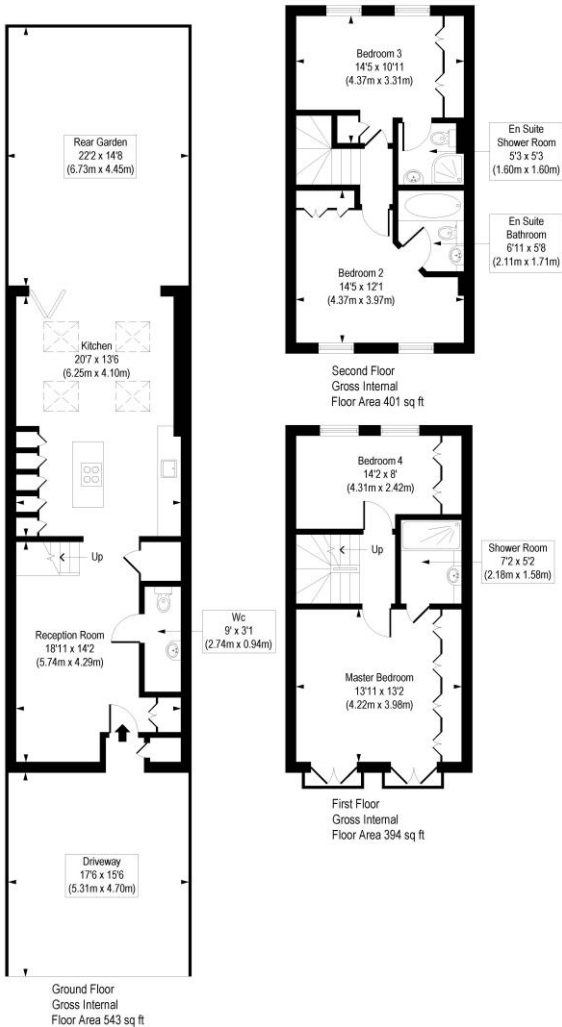




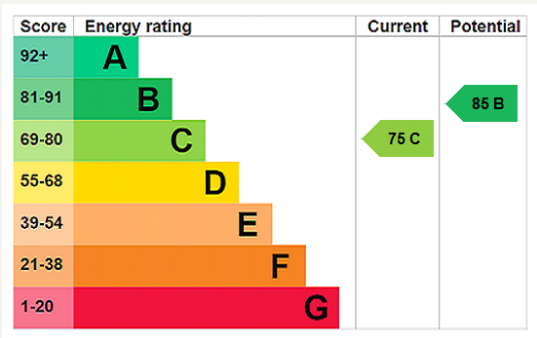
Further benefits include a private driveway with an EV charger, an additional residents' parking permit for the square, and a substantial loft offering excellent potential to extend, subject to the necessary planning permissions.

Bevin Square is an attractive and secure gated development, ideally located just 0.4 miles from Tooting Bec Underground Station (Northern Line). The property is perfectly positioned for easy access to Tooting Common, the vibrant cafés, restaurants and shops of Tooting and Balham, and is within close proximity to a number of highly regarded public and private schools, making it an exceptional home for families.

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Approx. Gross Internal Floor Area 1338 sq. ft / 124.33 sq. m



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.



MATERIAL INFO

Tenure: Freehold
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.