



BEVIN SQUARE, SW17  
**£1,175,000 FREEHOLD**

## A SUPERB FOUR BED TOWN HOUSE WITH GARAGE WITHIN STRIKING DISTANCE TO TOOTING BEC TUBE

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#### **DESCRIPTION:**

**This beautiful four bed town house forms part of the exclusive Bevin Square. A private gated square set away from the road with communal gardens and off-street parking. The property is one of the larger "forward-set" properties on the south side of the square and has undergone a complete transformation by the current owner and now has stunning views towards the south downs from the top floor.**

**The ground floor has a large entrance hall, garage, bathroom and an impressive, extended kitchen/diner with a vaulted ceiling and bi-fold doors leading to the south facing garden. A large living room is on the first floor as well as the first of four double bedrooms. Two further double bedrooms (one with en-suite) and a family bathroom are located on the second floor and finally the third floor boasts the fourth double bedroom with breathtaking views, an additional bathroom and tons of eaves space.**

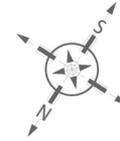
**Externally, the driveway has parking for one car. To the rear, the south facing garden has been sympathetically landscaped with a large decked entertaining terrace screened with mature shrubs.**

**Bevin Square is located close to both Tooting Bec and Wandsworth Commons. Transport is good, with Tooting Bec Tube station 5 minutes walk away and Wandsworth Common main line station around 10 minutes walk away.**



# Bevin Square, SW17

Approx. Gross Internal Floor Area 1769 sq. ft / 164.38 sq. m (Including Garage & Eaves)  
 Approx. Gross Internal Floor Area 1539 sq. ft / 143.01 sq. m (Excluding Garage & Eaves)



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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.