



## Pevensey Road, SW17

£900,000 *Freehold*



The ground floor boasts a bright and inviting reception room, featuring abundant natural light, a charming period feature fireplace, and stylish wood flooring. The spacious open-plan kitchen, dining, and living area is designed for modern family life, with ample storage, high ceilings with skylights, and bi-folding doors leading to a private rear garden. The garden, is perfect for outdoor entertaining or relaxation.

### KEY FEATURES

- Stunning Period House
- Four Bedrooms
- Two Bathrooms
- Large Private Garden
- Stylish Finish
- 1539 sqft



**Tooting**

020 8767 5221 | [tooting@winkworth.co.uk](mailto:tooting@winkworth.co.uk)

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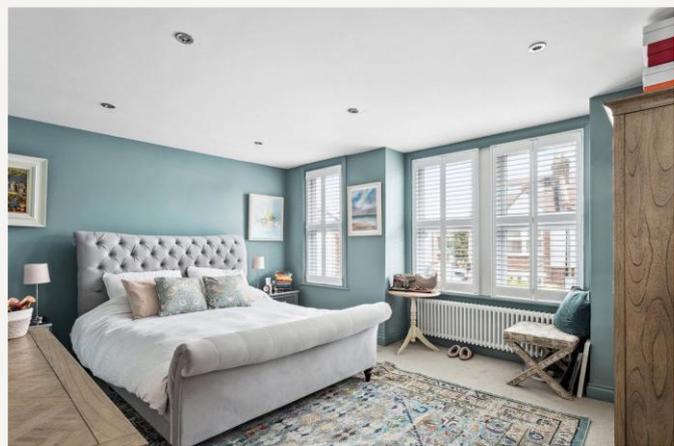
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Upstairs, the first floor offers two spacious double bedrooms and a sleek, modern family bathroom. The loft has been expertly converted into two additional bedrooms, both carpeted and filled with natural light, with a shower room and eves storage.

Pevensy Road is a residential street in the heart of Tooting, known for its mix of period houses and mid-century flats. The area has a strong community feel and benefits from a range of local amenities, including supermarkets, cafes, and restaurants. Families are well served by nearby schools such as Smallwood Primary School and Burntwood School, both of which are within easy reach.

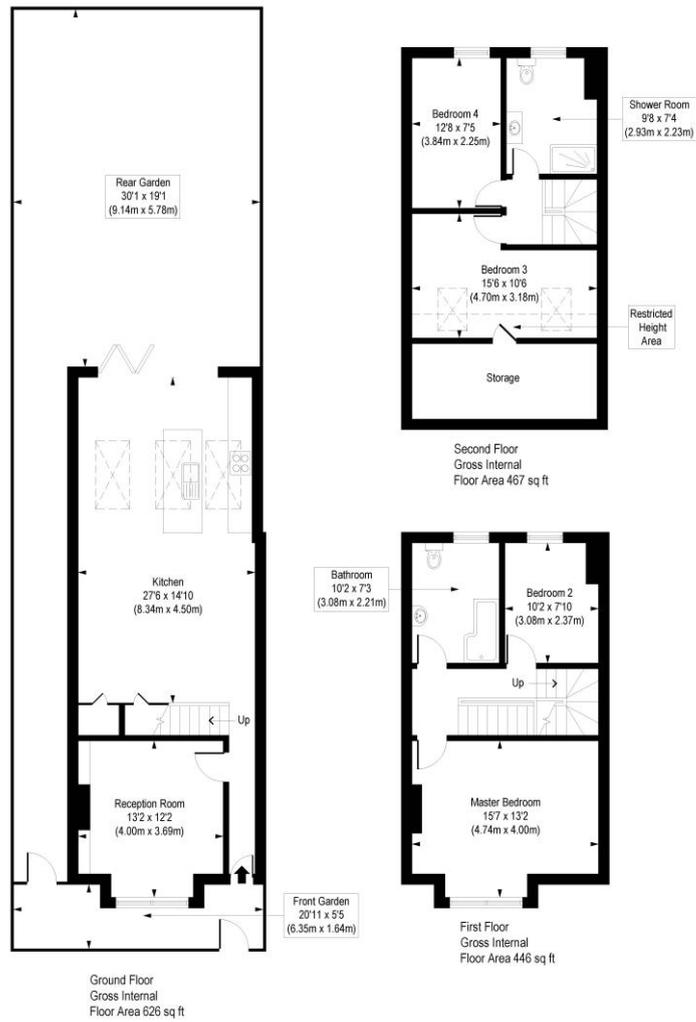
Transport links are convenient, with Tooting Broadway Underground Station nearby (0.5 miles), providing access to the Northern Line for quick connections to central London. Additionally, Earlsfield Train Station (1.1 miles) is within easy reach, offering direct services to Waterloo. The area also benefits from several bus routes, making travel around the city effortless.





# Pevensey Road, SW17

Approx. Gross Internal Floor Area 1539 sq. ft / 143.02 sq. m (Including Restricted Height Area & Storage)  
 Approx. Gross Internal Floor Area 1404 sq. ft / 130.45 sq. m (Excluding Restricted Height Area & Storage)



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		81 B
55-68	D	71 C	
39-54	E		
21-38	F		
1-20	G		

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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