



BEVIN SQUARE, LONDON, SW17

Carter Jonas

BEVIN SQUARE, LONDON, SW17

An immaculately presented c. 1376 sq ft three/four-bedroom town house with large open-plan kitchen/diner/living room, south-facing garden and off-street parking, set within an exclusive, secure, gated development near Wandsworth Common and close to the Northern Line at Tooting Bec.

The ground floor comprises a bright and spacious open plan kitchen/dining/living room which opens onto a large south facing terrace and low maintenance garden. This fabulous space is perfect for living and entertaining. The sleek grey cabinetry is complemented by terrazzo worktops and integrated appliances. The soft plaster palette infuses the space with delicate sophistication and is carried through the house.

The garage has been remodelled as a spacious utility and storage room but could equally work as a studio/home office or revert to its original use. There is a guest cloakroom in the hallway.

The first floor comprises a spacious sitting room with views over Bevin Square's private gardens. This could easily be converted into a bedroom if required. Across the hallway, a double bedroom, which overlooks the garden, benefits from an adjacent bathroom. On the second floor are two further double bedrooms, both with built-in wardrobes, the larger bedroom with an en-suite bathroom and the other with an en-suite shower room. There is off-street parking at the front of the property.

Bevin Square is a private gated development to the west of Beechcroft Road, located within a short distance from both Wandsworth Common and the shops and restaurants of Bellevue Road. Public transport is provided nearby at both Tooting Bec Underground Station (Northern Line) and Wandsworth Common Overground Station (mainline).

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C





Classification L2 - Business Data



Classification L2 - Business Data

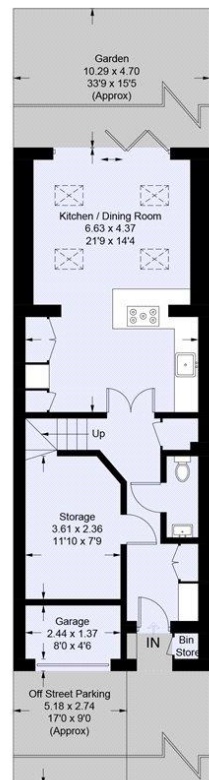
Bevin Square, SW17

Approximate Floor Area = 124.2 sq m / 1337 sq ft

Garage / Bin Store= 3.6 sq m / 39 sq ft

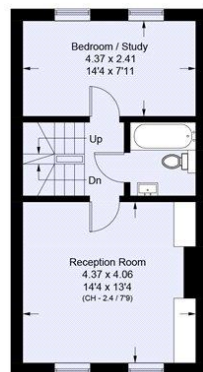
Total = 127.8 sq m / 1376 sq ft

Including Limited Use Area (0.2 sq m / 2 sq ft)

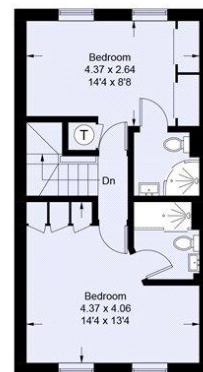


Ground Floor
48.0 sq m / 517 sq ft

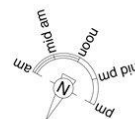
This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



First Floor
38.1 sq m / 410 sq ft



Second Floor
38.1 sq m / 410 sq ft

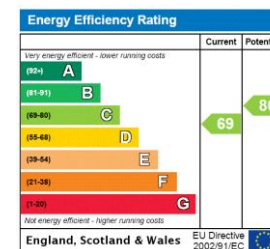


Carter Jonas

Exclusive UK affiliate of

CHRISTIE'S

INTERNATIONAL REAL ESTATE



Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S

INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data