



Pavilion Square  
Beechcroft Road, SW17

CHESTERTONS





Pavilion Square is set within a well maintained private gated development with easy access to Wandsworth Common (0.6 miles), Wandsworth Common Station (0.7 miles) & Tooting Bec Station (0.3 miles).

This bright and inviting four bedroom family home offers almost 2,000 sq. ft. over three floors with allocated off street parking directly outside the property. On the ground floor you are greeted with an impressive entrance hall accompanied by the snug, downstairs WC (and shower), utility room and fully fitted eat-in kitchen/diner.

On the first floor is the formal reception room which some houses have converted to be an additional bedroom. This room is flooded with natural light benefitting from two large windows/Juliet balconies, South West facing. Across the hall you have a large double bedroom with an en-suite and a separate walk in wardrobe space which the current owners use as their office space.

Top floor offers two further beautifully presented double bedrooms. One double with an en-suite and a separate walk in wardrobe space generously filled with fitted wardrobes with the main bedroom across the hall, again offering fitted wardrobes and a great size en-suite.

The property as a whole is flooded with natural light, benefitting from it's South-West facing aspect which you can enjoy in the easy to maintain landscaped garden.

- Gated development
- Allocated off street parking directly outside the property
- Almost 2,000 sq. ft.
- South-West facing garden
- Tooting Bec Station 0.3 miles
- Wandsworth Common 0.6 miles
- Wandsworth Common Station 0.7 miles

Asking Price £1,250,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D		
54-62	E		
45-53	F		
35-44	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		76	83
EU Directive 2002/91/EC			

**Tenure:** Freehold

**Service Charge:** £1100 Payable in two instalments. Freehold owners contribute to the general maintenance of the square

**Ground Rent:** Not applicable

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** G

**Chestertons Wandsworth Sales**

11 Huguenot Place

Wandsworth

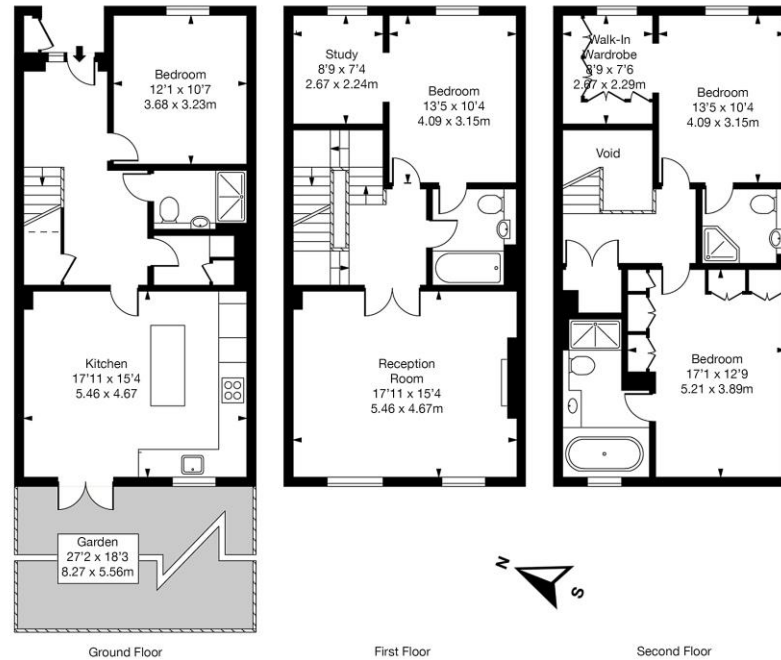
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## Pavilion Square, SW17



Approx Gross Internal Area

1971 Sq Ft - 183.11 Sq M

Includes Limited Use Area - 12 Sq Ft  
 Drawn in accordance with IPMS 2: Residential  
 Illustration For Identification Purposes Only - Not to Scale  
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