

LUCIEN ROAD, SW17
OIEO £425,000 LEASEHOLD

A SPACIOUS ONE BEDROOM PERIOD CONVERSION APARTMENT

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

A bright and spacious one-bedroom flat located on the top floor of a well-presented period property. Upon entry, you're welcomed into a light-filled kitchen and dining area, featuring two double-glazed windows and a range of wall and base units offering ample storage. The bathroom is fully tiled and benefits from a double-glazed window, a contemporary three-piece suite, and modern fixtures. Upstairs, the generously sized double bedroom is bright and airy, with a double-glazed window, fitted carpet, and built-in storage. The reception room also enjoys plenty of natural light, complemented by double-glazed windows and comfortable fitted carpeting.

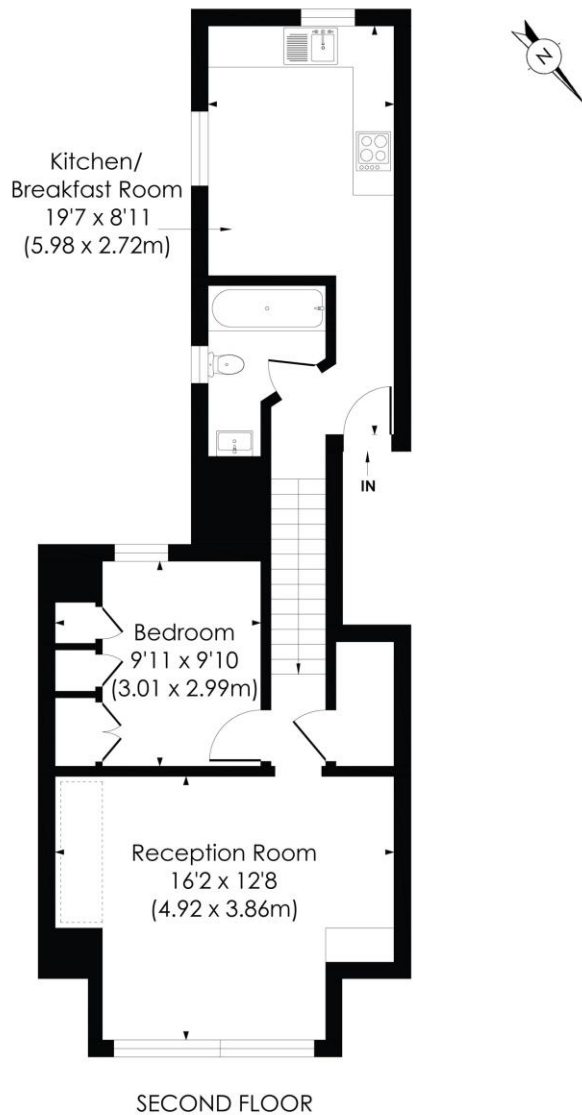
Lucien Road, is a tree-lined street in the heart of Tooting, South West London. The area offers a great mix of characterful period homes and vibrant local amenities, including independent shops, cafés, and the popular Tooting Market. It's excellently connected, with Tooting Broadway Underground Station (Northern Line) just a short walk away and Tooting and Earlsfield rail stations nearby for fast links to London Waterloo. Multiple bus routes also serve the area, making travel across London easy. Lucien Road combines community feel with city convenience, making it a popular choice for families and professionals.

Wandsworth Council Tax Band: B



LUCIEN ROAD, SW17

Approx. Gross Internal Floor Area
542 Sq. ft/50.36 Sq. m

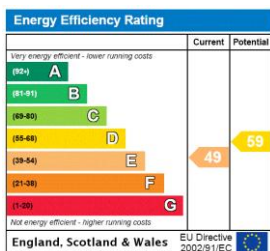


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PROPERTY MARKETING

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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.



Tenure: Leasehold

Term: 118 year and 11 months

Service Charge: £1100 per annum.

Ground Rent: £ 200 Annually (subject to increase)

Council Tax Band: B

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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