



LUCIEN ROAD, SW17
£475,000 SHARE OF FREEHOLD

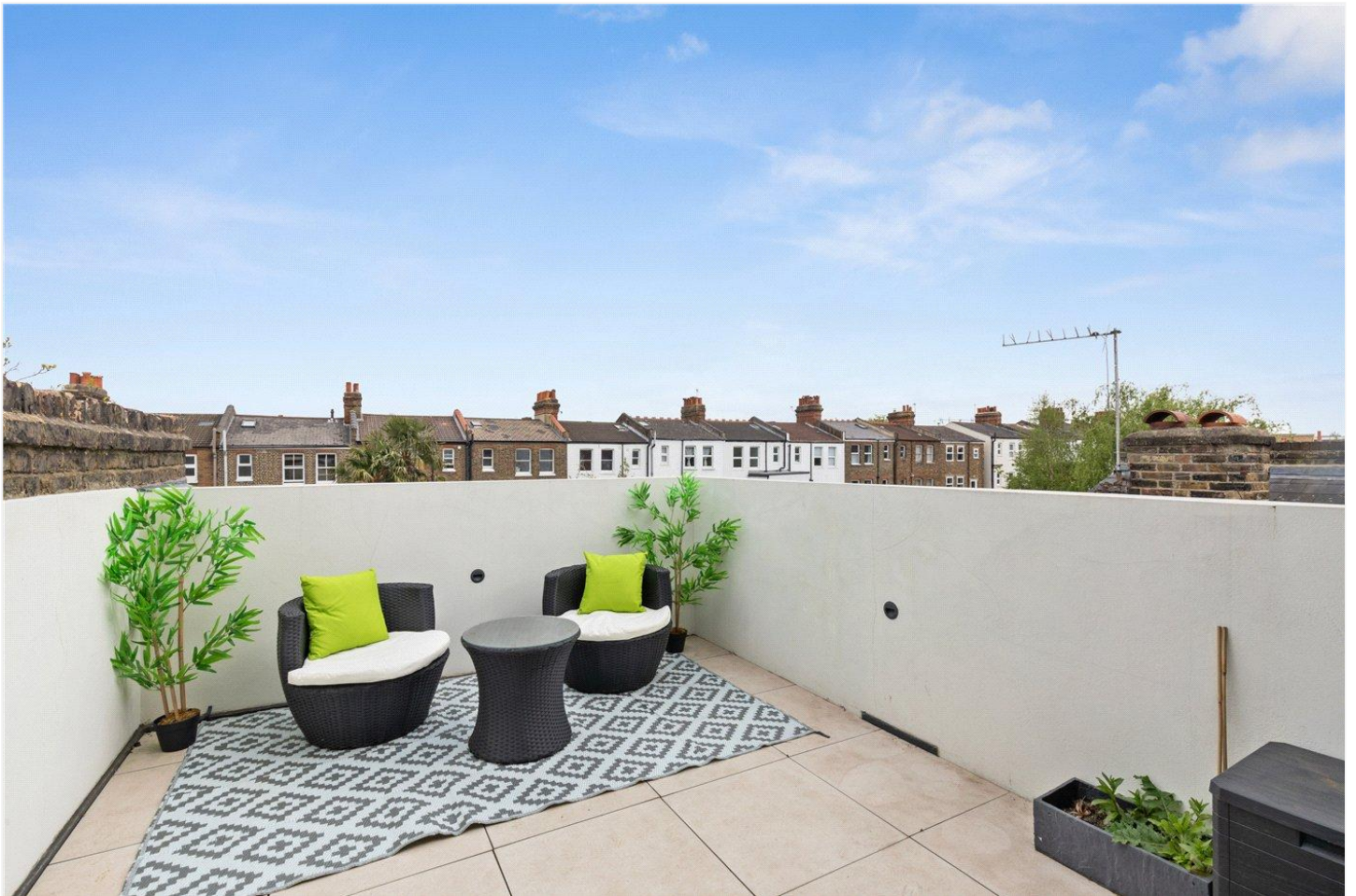
A ONE BEDROOM FLAT WITH ROOF TERRACE SPACE.

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

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DESCRIPTION:

This well-presented one-bedroom top floor flat offers a bright and inviting reception room, featuring engineered wood flooring and double-glazed double doors that open onto a private patio terrace—ideal for entertaining. The modern galley-style kitchen is fitted with a range of wall and base units, integrated appliances, wooden countertops, and contemporary fixtures and fittings. A window and skylight flood the kitchen with natural light, enhancing the sense of space.

The double bedroom boasts loft-style ceilings, two double-glazed windows, built-in storage, and fitted carpeting for added comfort. The stylish bathroom includes a walk-in shower, a double-glazed window, sleek black fixtures and fittings, a tiled splashback, and herringbone-patterned tiled flooring.

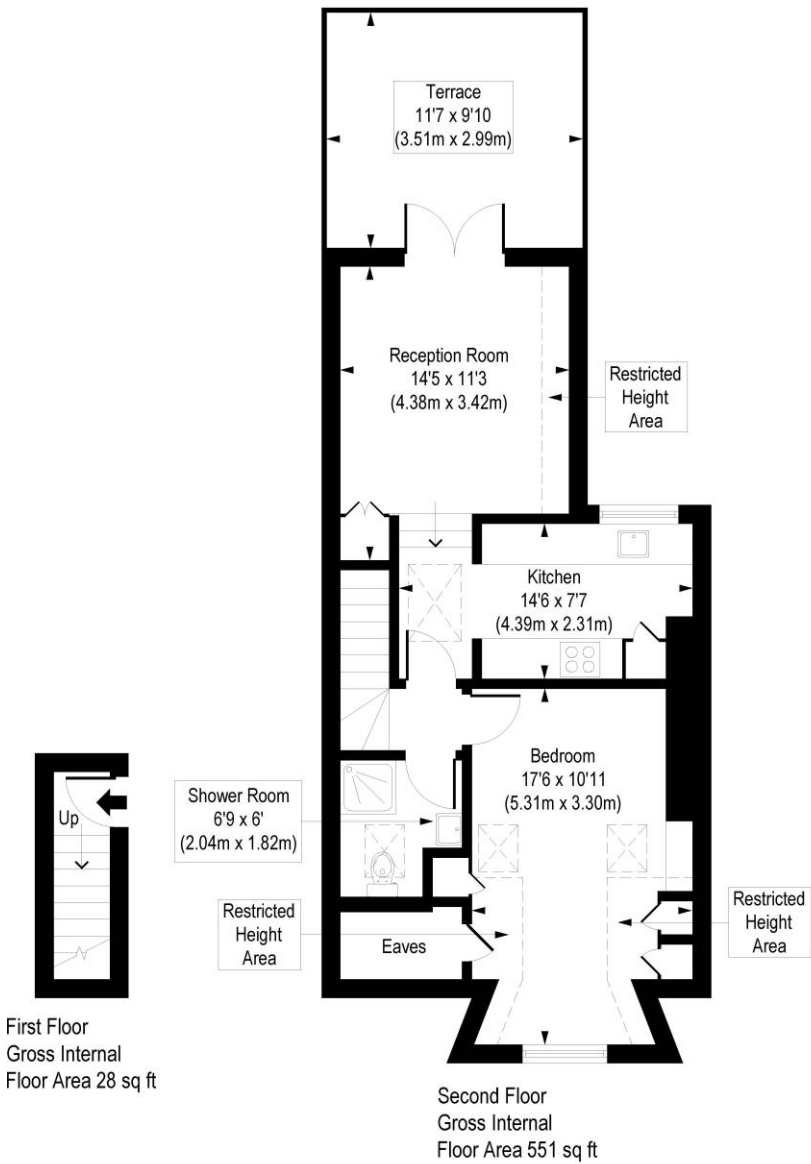
Lucien Road in SW17 is located in the heart of Tooting, offering a wonderful balance of community charm and urban convenience. The area is known for its attractive period homes, friendly atmosphere, and close proximity to a vibrant selection of independent shops, cafés, and popular restaurants. Residents enjoy excellent transport links, with both Tooting Broadway Underground Station (Northern Line) and Tooting Railway Station within easy reach, providing fast and reliable connections to central London, the City, and beyond. Green open spaces like Tooting Common are also nearby, providing a welcome retreat for outdoor activities and leisurely strolls, making Lucien Road a highly desirable location for a variety of lifestyles.

Wandsworth Council Tax Band: C



Lucien Road, SW17

Approx. Gross Internal Floor Area 579 sq. ft / 53.83 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 496 sq. ft / 46.08 sq. m (Excluding Restricted Height Area & 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Council Tax Band: C

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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