



**Lucien Road, SW17**

**£1,100,000**

**Dexters**



## Lucien Road, SW17

A superb and rare example of a six bedroom period freehold home occupying an enviable plot by Tooting Bec Common with accommodation that extends to over 2000 sqft, a south-facing garden and terrace.

Having been lovingly maintained by the current owners, the property retains its originality and charm and opens onto a double reception room at the front, comprising a comfortable lounge and dining area with the heart of the home positioned at the rear. The large eat-in open-plan kitchen offers a variety of wall and base units with doors leading out onto a south facing mature garden. The ground also retains a generous family bathroom and further scope for extending (STPP).

Over the first and top floors, there are six generous double bedrooms with the principal bedroom furnished with built-in wardrobes and a three piece family bathroom positioned over the first floor.

Lucien Road is one of the most desirable roads in Tooting Bec with excellent proximity to the many shops, bars and restaurants Tooting and Balham town centres have to offer. The vast transport links of Tooting Bec Underground Station and green open spaces of Tooting Bec Common are also within walking distance.

### Features

- Six Double Bedrooms
- Period Features
- South Facing Garden
- Large Terrace
- Desirable Location
- Potential to Extend (STPP)













# Lucien Road, London, SW17



Total area (approx.): 188.7 sq. m (2031.1 sq. ft)  
Terrace area : 17.0 sq. m (182.9 sq. ft)  
(Excluding Eaves)